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**FORTUNE & COATES**

The People's Estate Agent



**96 Parkfields, Harlow, CM19 5JB**

**Guide price £340,000**

Guide Price: £340,000 - £360,000

Live life on one level. Located in the popular village of Roydon with excellent links to London is this two bedroom bungalow. The refurbished accommodation includes a living room, modern kitchen, two double bedrooms and a modern bathroom. To the front of the property there is a driveway for several cars & south facing garden. A must view.

**Entrance Hall (12'11" >2'11" x 6'3" >3'2")  
((3.96m >0.89m x 1.93m >0.97))**

Front door leads into the entrance hall which has tiled flooring, radiator and doors leading to all rooms.

**Living Room (11'10" x 11'10") ((3.63m x 3.61m))**

The living room is located at the front of the house and includes a large window, radiator, power point, television point and CCTV wiring to television.

**Kitchen (11'6" x 9'6") ( 3.51m x 2.92m)**

The kitchen is fitted with a range of high gloss wall and base units, work surface over, inset sink with draining board, gas hob, oven, washing machine, wall mounted boiler, tiled flooring, part tiled walls and door leading out to the garden.

**Bedroom 1 (10'11" x 10'9") ((3.33m x 3.30m))**

A double bedroom to include a range of fitted wardrobes, window to front aspect, power point and television point.

**Bedroom 2 8'9" x 8'7" (2.69m x 2.62m)**

A second double bedroom and to include a window to rear aspect and radiator.

**Bathroom 6'3" x 5'4" (1.93m x 1.65m)**

A modern bathroom fitted with a toilet, hand basin, bath with shower over, tiled flooring, tiled walls, heated towel rail and a window to rear aspect.

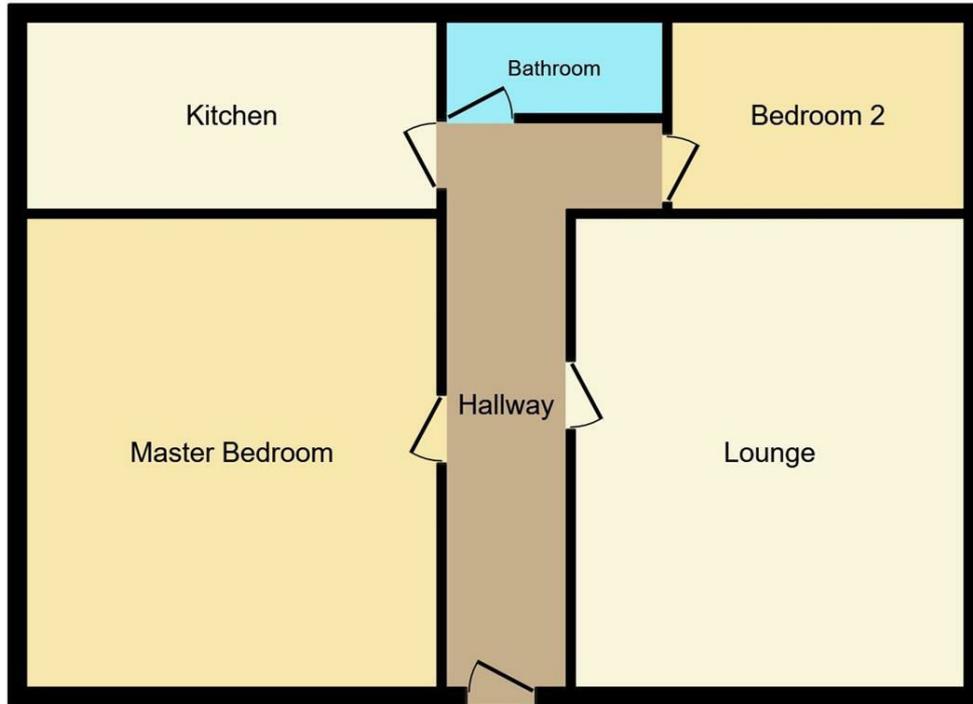
**Driveway**

A brand new block paved drive is located to the front of the property and offers parking for several cars.

**Rear Garden**

A low maintenance, south facing garden with a patio area, astro turfed area and lighting.

## Floor Plan



Floor area 85.0 sq. m. (915 sq. ft.) approx

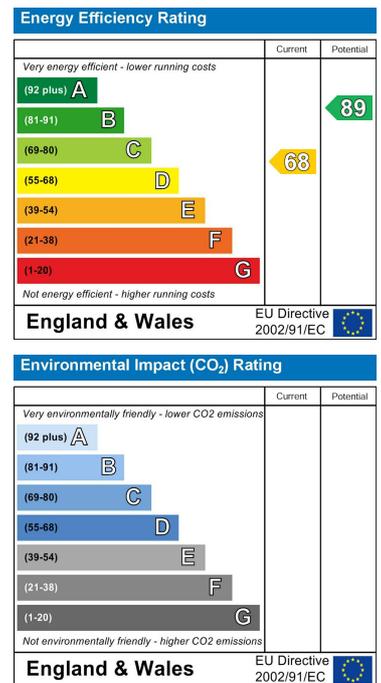
Total floor area 85.0 sq. m. (915 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph



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