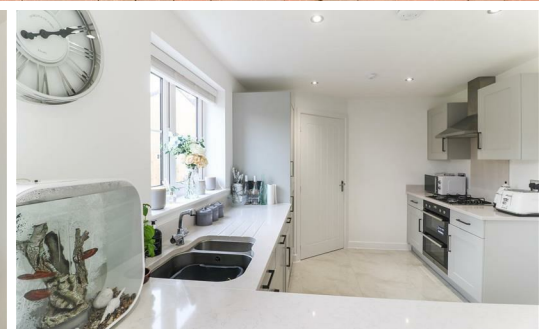




FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



3 Linnet Grove, Harlow, CM17 0GW

Guide price £550,000

Guide Price. £550,000-£600,000. Fortune and Coates are excited to offer to the market this exquisite, one year old, four bedroom detached, double fronted family home situated in the brand new development of Linnet Grove on Gilden way, Old Harlow which is close to schools, shops, amenities and within a stones throw of the new M11 7a junction. The property comprises entrance hallway leading to living room with feature fireplace, dining room, kitchen/family room with french doors leading onto the garden, utility room and downstairs cloakroom/ W.C. Upstairs boasts master bedroom with en-suite, three further bedrooms and a family bathroom. Outside the rear garden is mainly laid to lawn with a patio area and separate garage with driveway for several vehicles. The property also has the benefit of having nine years remaining with NHBC warranty. This is a beautiful property and viewing is advised.

Living Room 13'2" x 10'9" (4.03 x 3.28)

Dining Room 10'9" x 9'10" (3.29 x 3.0)

Kitchen/Family Room 19'9" x 9'6" (6.02 x 2.9)

Utility Room 7'4" x 5'1" (2.24 x 1.57)

Master Bedroom 11'5" x 10'11" (3.49 x 3.33)

Bedroom Two 11'6" x 9'1" (3.51 x 2.77)

Bedroom Three 9'10" x 9'3" (3.0 x 2.83)

Bedroom Four 8'2" x 6'5" (2.51 x 1.96)

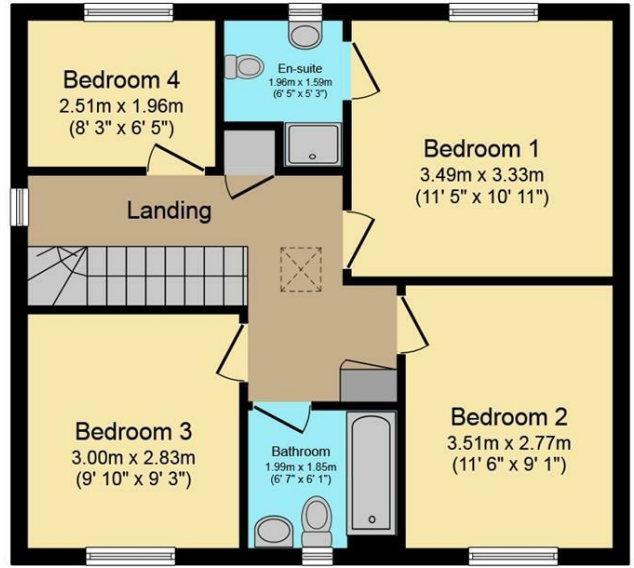
Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan



Ground Floor

Floor area 54.8 sq.m. (590 sq.ft.) approx



First Floor

Floor area 54.8 sq.m. (590 sq.ft.) approx

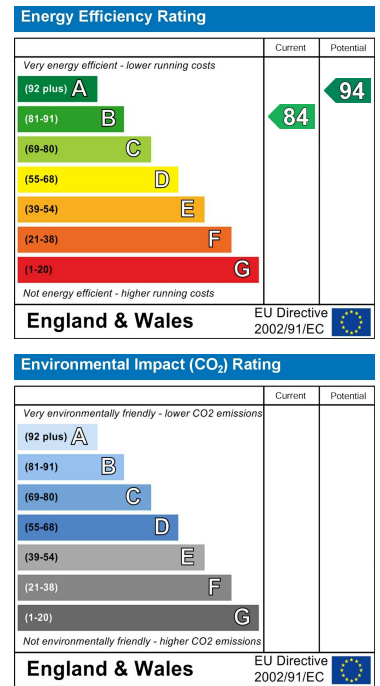
Total floor area 109.6 sq.m. (1,179 sq.ft.) approx

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.