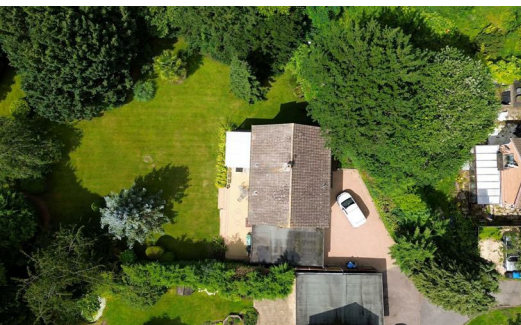




**FORTUNE & COATES**

The People's Estate Agent

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



## 8 Rectory Field , Harlow, CM19 4HD

Guide Price £700,000-£750,000.

Fortune and Coates are proud to offer to the market this four bedroom detached family home situated in the rarely available leafy lane area of Rectory Field which is close to Harlow town, Princess Alexandra Hospital, shops and supermarkets, amenities and within easy distance of Harlow train station and the M11. The property comprises entrance hall leading to the lounge and then dining area, downstairs cloakroom, study, kitchen with range of wall and base units, utility room and conservatory which leads onto the rear garden. Upstairs features four well proportioned bedrooms, one of which is the master bedroom benefiting an en-suite and family bathroom. Outside the rear garden is spacious and features mature shrubs and plants and would be ideal for entertaining. To the front, the property also benefits a large garage and off street parking for several vehicles. This home is truly unique and viewing is a must.

**Guide price £700,000**

# 8 Rectory Field

, Harlow, CM19 4HD



- Four Bedroom Detached Family Home
- Large, Mature Garden
- Rarely Available Sought After Location Location
- En-Suite To Master Bedroom
- Double Garage
- Viewing Is A Must

## Lounge

24'8" x 12'0" (7.54 x 3.67)

## Dining Area

11'0" x 9'6" (3.36 x 2.92)

## Study

10'2" x 7'4" (3.11 x 2.26)

## Downstairs Cloakroom

## Kitchen

14'2" x 9'3" (4.33 x 2.84)

## Utility Room

14'11" x 6'8" (4.57 x 2.04)

## Conservatory

12'10" x 10'11" (3.92 x 3.35)

## Master Bedroom

14'4" x 14'0" (4.37 x 4.28)

## Bedroom Two

14'4" x 14'2" (4.39 x 4.32)

## Bedroom Three

11'3" x 10'1" (3.44 x 3.08)

## Bedroom Four

10'1" x 9'5" (3.08 x 2.88)

## Double Garage

18'6" x 15'7" (5.65 x 4.76)



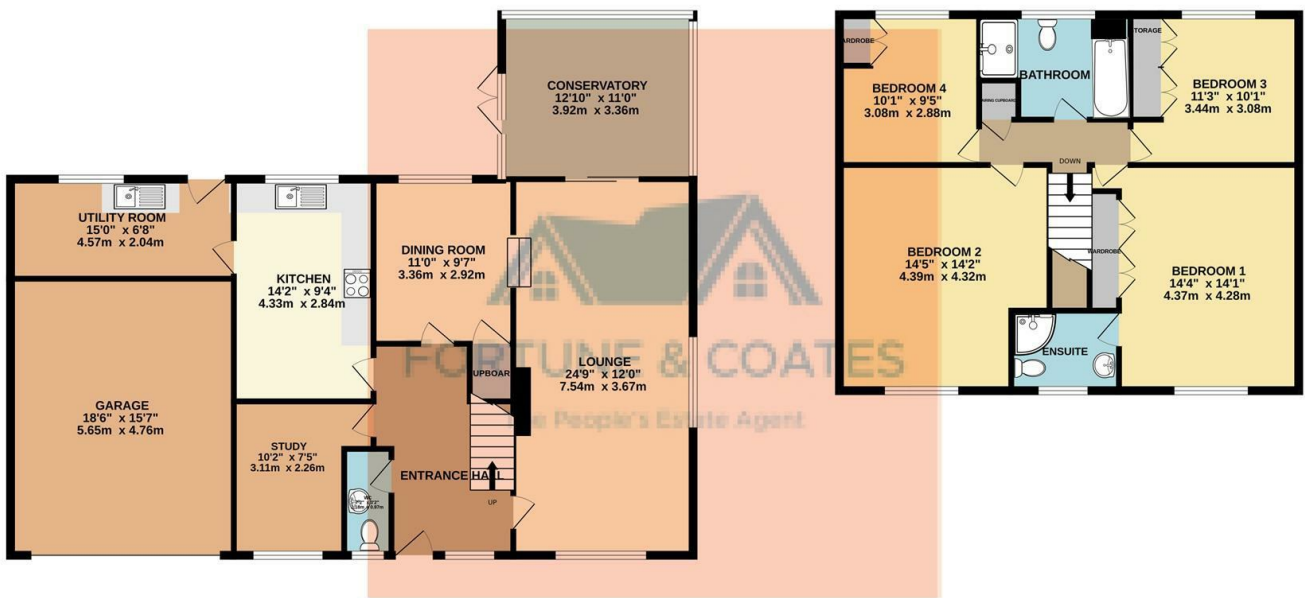
[Directions](#)



# Floor Plan

GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.

1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 2074 sq.ft. (192.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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.

