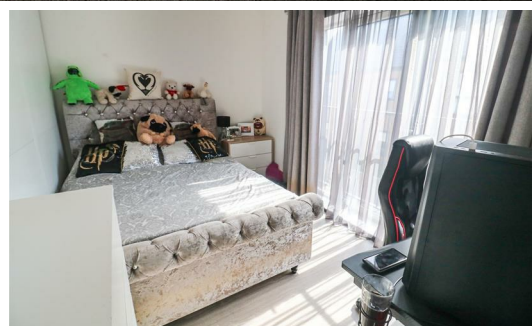




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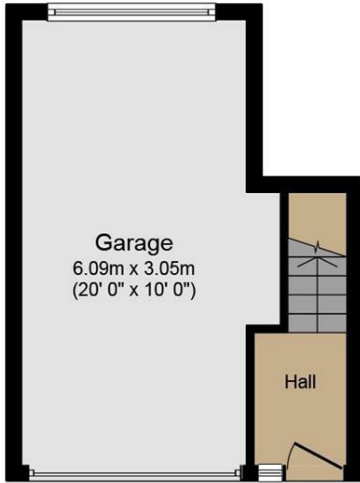


15 Bale Crescent, Harlow, CM17 9UD

Guide price **£315,000**

Guide Price £315,000-£325,000. Situated on the sought after Newhall development and within close proximity to local shops, cafes and all other local amenities, is this outstanding two bedroom semi-detached coach house with a garage and courtyard located in Bale Crescent. The property has an entrance hall with stairs leading to the first floor where this unique, rare to find family home offers a spacious, modern open plan lounge/diner which is currently being used as a bedroom as well as a fitted kitchen. There is also two well proportioned double bedrooms and a stunning family bathroom as well as offering an en-suite to the main bedroom. Externally, the property benefits from a low maintenance courtyard garden as well as a single garage for off street parking. Bale Crescent falls in a great catchment area for both primary and secondary schools, making this the perfect family home. This property is leasehold and has 125 years from 2021 with a service charge of £1,383 Per Year and ground rent of £150.

Floor Plan



Ground Floor

Floor area 23.5 sq.m. (253 sq.ft.) approx



First Floor

Floor area 70.5 sq.m. (759 sq.ft.) approx

Total floor area 94.0 sq.m. (1,012 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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