



FORTUNE & COATES

The People's Estate Agent

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



9 Hamlet Hill, Harlow, CM19 5LA

£850,000

Fortune and Coates are proud to present this rarely available four bedroom detached family home situated in the sought after location of Hamlet Hill which is close to local shopping centres, schools, amenities. The current owner has put their mark on it by extending and upgrading throughout their time there, leaving the property in an immaculate condition. The property comprises entrance hall leading to a beautiful, open plan lounge/diner and kitchen with range of wall and base units featuring a stunning island with plenty of workspace. Downstairs also offers a separate utility room with another door leading to the rear of the property, as well as a desirable modern bathroom, unique cinema room, and two well proportioned bedrooms. Upstairs has the pleasure of offering the further two bedrooms, both benefiting from an En-suite and a built in storage area. Outside, the rear garden is laid to patio and lawn, landscaped ideally for entertaining, as well as featuring a well sized garage to the rear. To the front is a larger than average driveway for street parking for multiple vehicles. This home is truly unique and early viewing is advised!!

Lounge 14'10" x 13'11" (4.54 x 4.26)

Sitting/Dining/Family Room 22'9" x 13'11"
(6.94 x 4.25)

Kitchen 13'9" x 13'4" (4.2 x 4.07)

Utility Room 8'8" x 8'6" (2.66 x 2.61)

Bedroom Three 13'11" x 12'11" (4.26 x 3.95)

Bedroom Four 12'11" x 12'0" (3.95 x 3.68)

Bedroom One 20'8" x 14'1" (not including
storage area) (6.32 x 4.30 (not including
storage area))

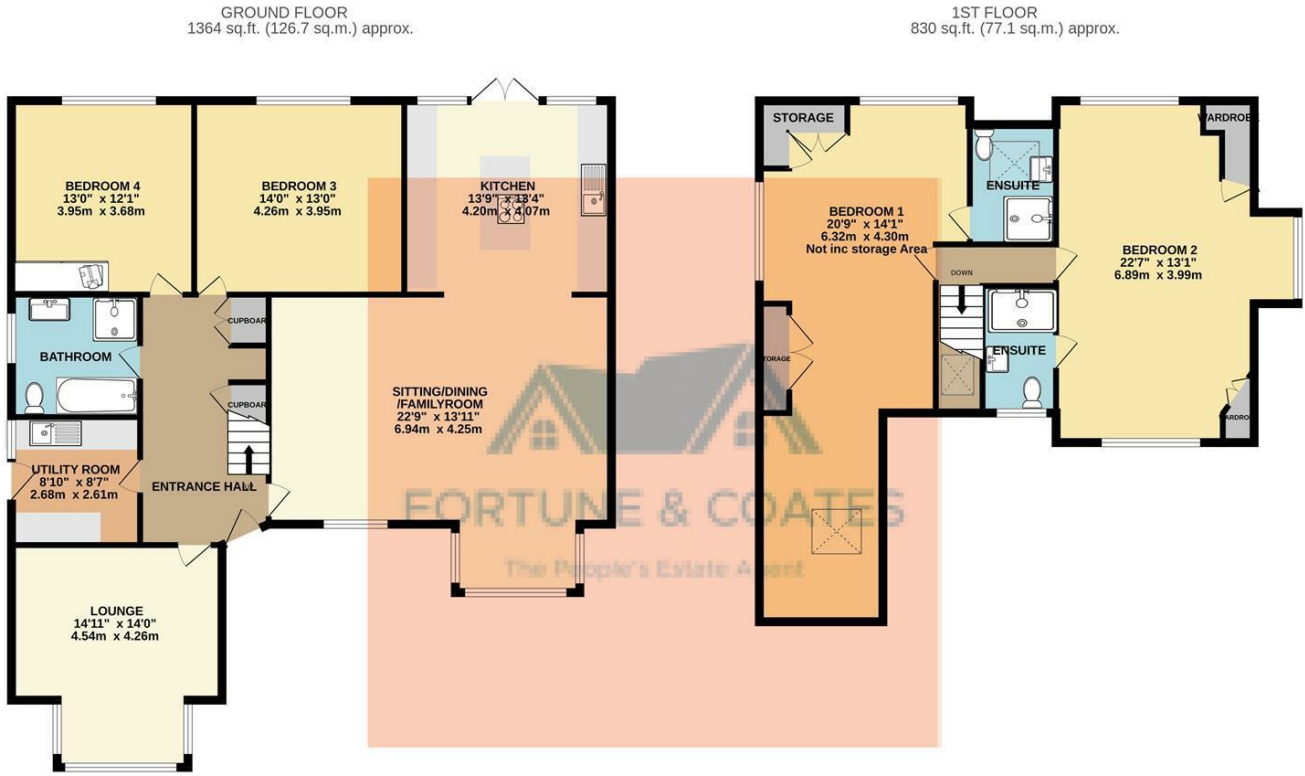
En-suite Shower Room

Bedroom Two 22'7" x 13'1" (6.89 x 3.99)

En-Suite Shower Room

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.

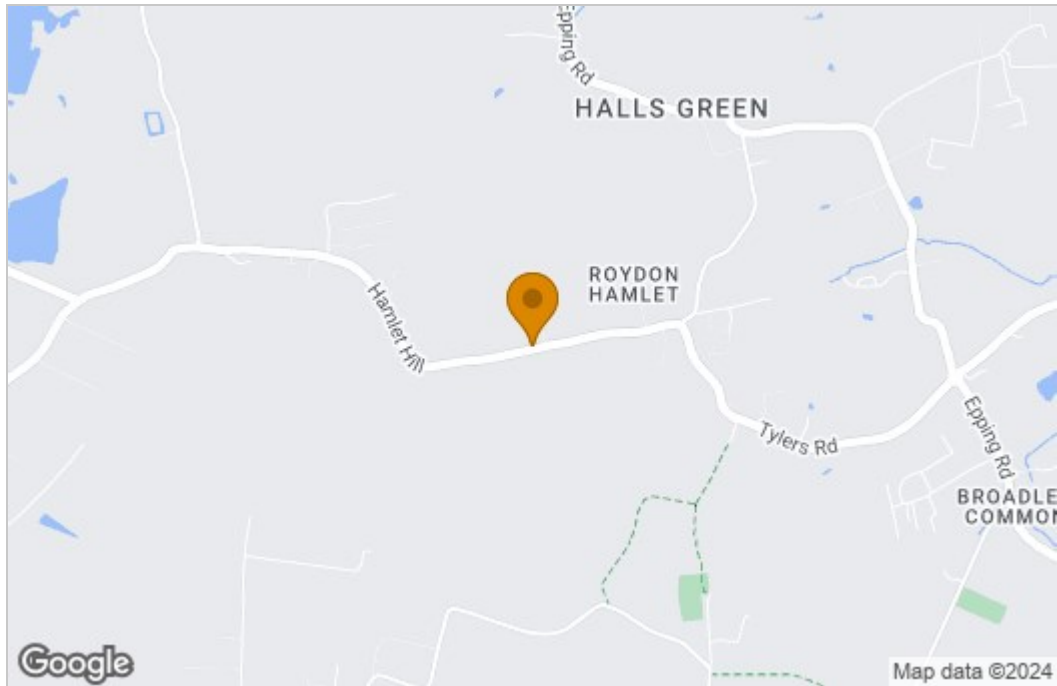
Floor Plan



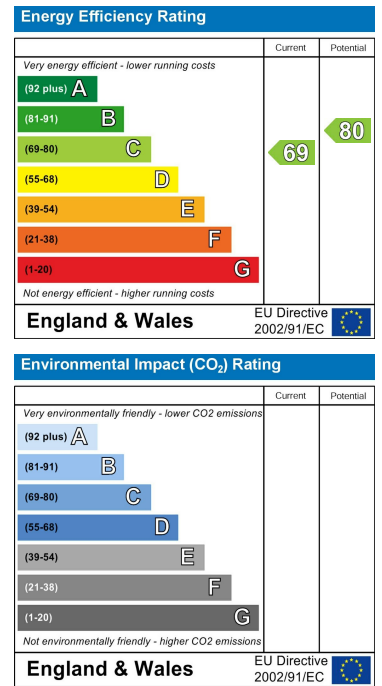
TOTAL FLOOR AREA: 2194 sq.ft. (203.8 sq.m.) approx.

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

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.