



**FORTUNE & COATES**

The People's Estate Agent

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



**1a Burnett Park, Harlow, CM19 4SD**

**£725,000**

Fortune and Coates are proud to offer for sale this unique, detached five bedroom family home situated in the much desirable Burnett Park, Harlow which is close to local shops, junior and senior schools, supermarkets, amenities, as well as being within close proximity to Jacks Hatch and the Epping backroads. The property is very well presented throughout and comprises entrance porch leading to hallway, spacious reception room to the front of the home, second reception room that leads to a shower room and study, cloakroom/W.C, bespoke kitchen with range of wall and base units and some integrated appliances with generous dining area and doors that lead to the rear garden, and the living room offers lots of natural light and access to the garage. Upstairs boasts five double bedrooms with two benefiting from having en-suites and one dressing room, as well as a family bathroom. Outside, the rear garden is perfect for entertaining and features several entertaining areas, a summer house that is currently a games room, outdoor bar, lawn, decked area and patio space. To the front is an integrated garage and driveway for multiple vehicles. This is a fabulous family home with lots of space and early viewing is recommended.

Reception Room 10'1" x 17'6" (3.09 x 5.34)

2nd Reception Room 7'4" x 7'8" (2.24 x 2.36)

Living Room 16'3" x 11'4" (4.96 x 3.46)

Kitchen 13'10" x 13'2" (4.22 x 4.02)

Dining Area 10'1" x 10'4" (3.09 x 3.16)

Study 7'1" x 10'2" (2.18 x 3.10)

Garage 16'3" x 16'6" (4.96 x 5.05)

Bedroom 16'9" x 12'2" (5.13 x 3.73)

En-Suite Shower Room

Bedroom 10'1" x 12'8" (3.09 x 3.88)

En-Suite Shower Room

Dressing Room

Bedroom 16'4" x 8'10" (4.99 x 2.7)

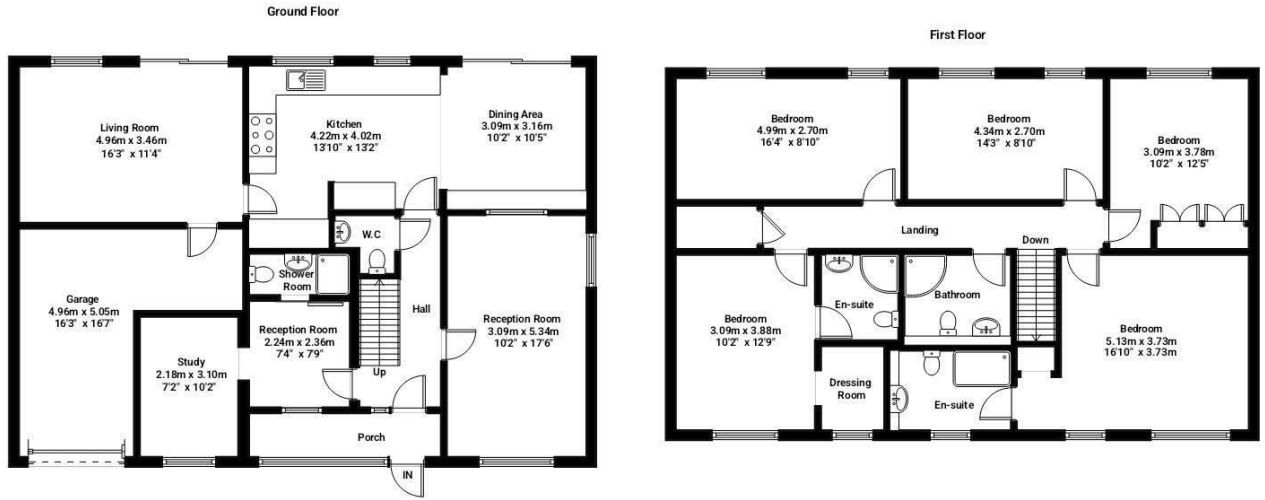
Bedroom 14'2" x 8'10" (4.34 x 2.7)

Bedroom 10'1" x 12'4" (3.09 x 3.78)

#### Bathroom

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.

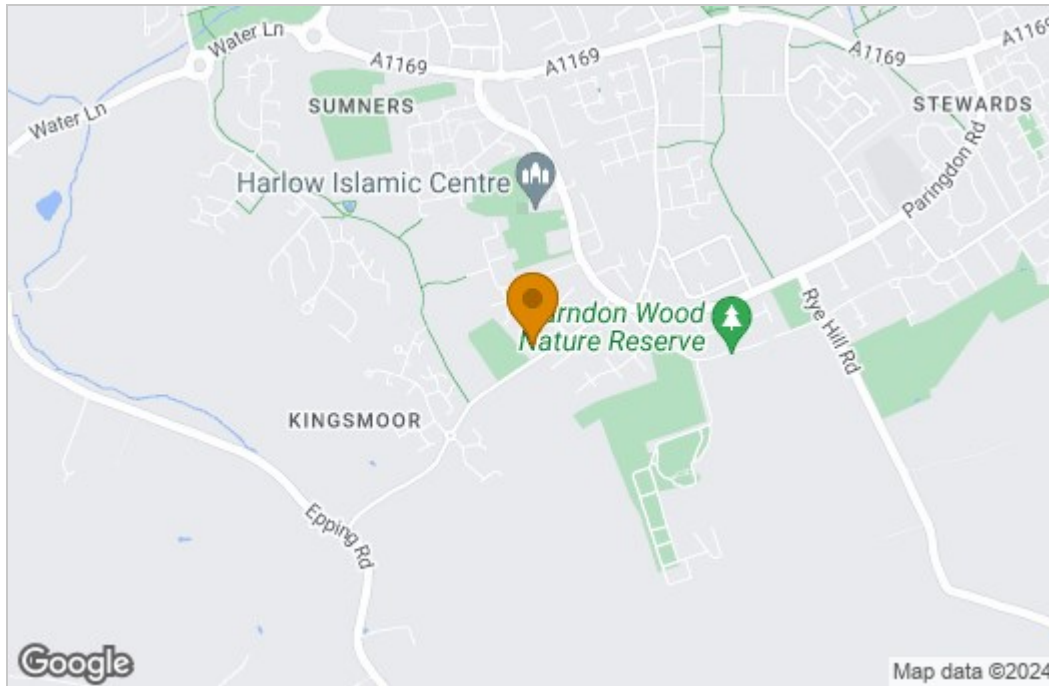
# Floor Plan



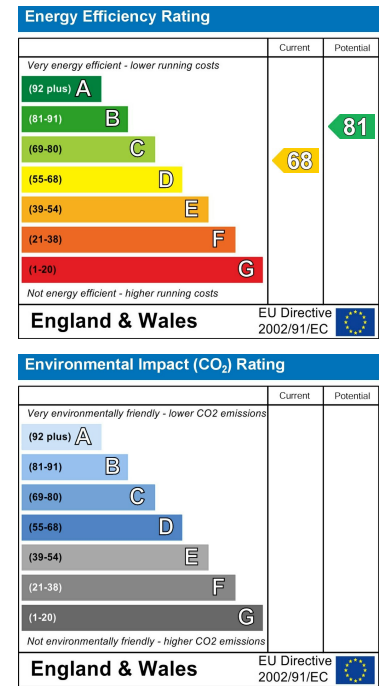
TOTAL APPROXIMATE FLOOR AREA:  
2096.1 sq ft (194.73 sq mt)  
FOR ILLUSTRATION PURPOSES ONLY  
DIMENSIONS ARE APPROXIMATE



# 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.