



FORTUNE & COATES

The People's Estate Agent



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6 Greenfinch Way, Harlow, CM17 9FT

Guide price £475,000

Guide Price £475,000-£500,000

Fortune and Coates are proud to present this four bedroom end of terrace family home located in the popular award winning development of Greenfinch Way, Newhall which is close to shops, amenities, primary and senior schools, nurseries, local coffee shops and Harlow Mill train station with direct access to London, Cambridge and Stansted Airport as well as being on the doorstep to the new M11 junction. The property is maintained to a high standard and comprises entrance hallway, cloakroom/W.C, lounge/dining room with lots of natural light and french doors that lead to the rear garden, modern kitchen with range of wall and base units and some integrated appliances. The first floor features a spacious living room with balcony and double bedroom with en-suite shower room. The top floor consists of three further well proportioned bedrooms with one benefiting from having a 'Jack and Jill' family bathroom. Outside, the rear garden is mainly laid to lawn with patio area for entertaining and there is also allocated parking for two vehicles. early viewing is a MUST!

Kitchen 11'8" x 7'7" (3.57 x 2.33)

Lounge/Dining Room 17'3" x 15'6" (5.28 x 4.73)

Living Room 11'4" x 15'6" (3.46 x 4.73)

Balcony

Bedroom 8'7" x 15'6" (2.62 x 4.73)

En-Suite Shower Room

Bedroom 11'4" x 15'6" (3.46 x 4.73)

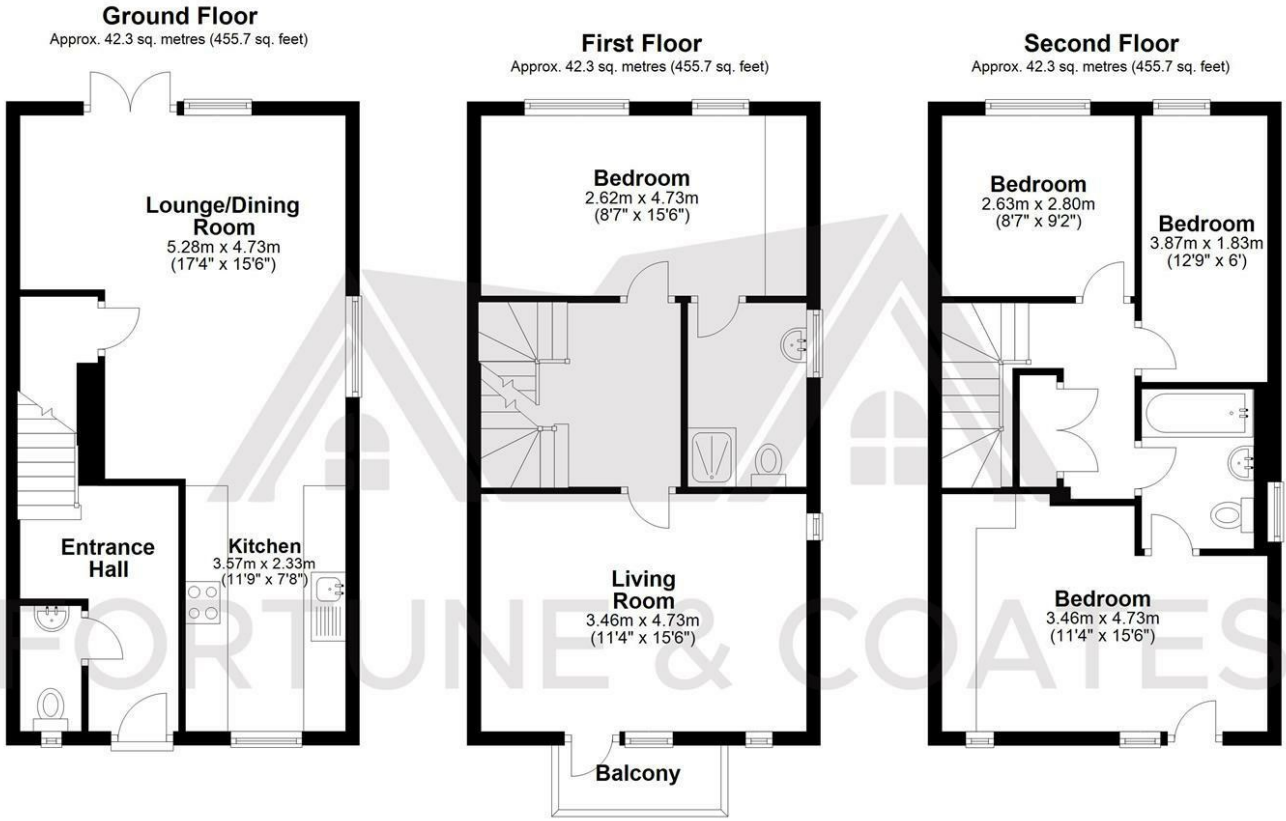
Jack and Jill Bathroom

Bedroom 8'7" x 9'2" (2.63 x 2.8)

Bedroom 12'8" x 6'0" (3.87 x 1.83)

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

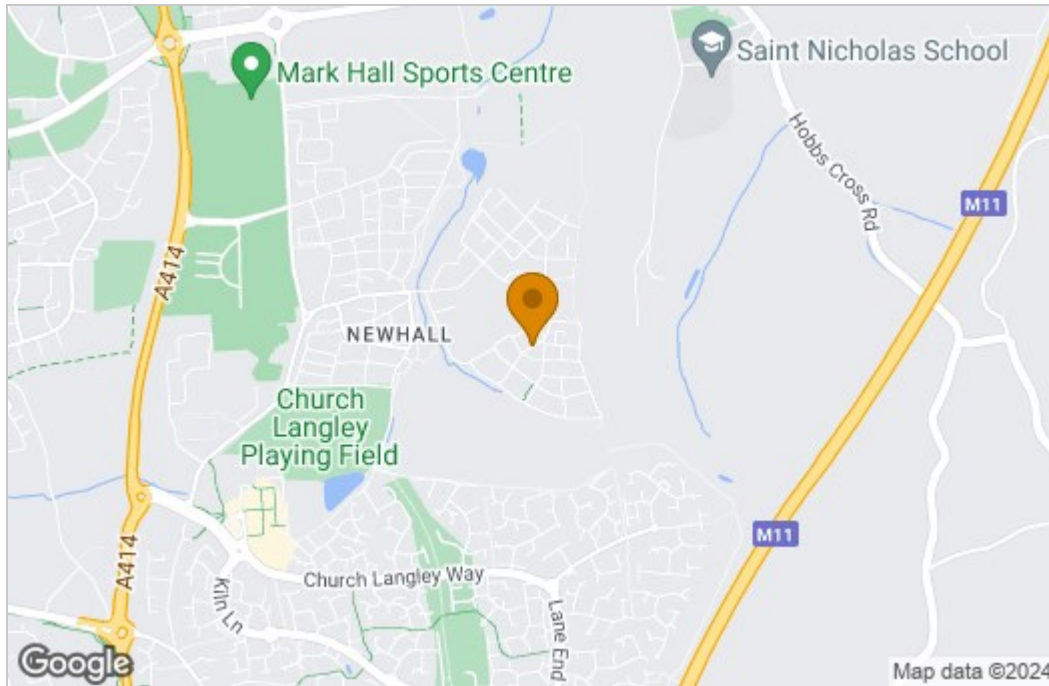


Total area: approx. 127.0 sq. metres (1367.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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