



FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



1 Crossbill Way, Harlow, CM17 9GP

Guide price £400,000

Guide Price: £400,000 - £425,000.

Fortune and Coates are excited to offer to the market this immaculate three bedroom family home situated in the sought after location of Crossbill Way, Newhall, Harlow which is close to local junior and senior schools, shops, amenities and within easy reach to two train stations and the M11. The property comprises an inviting entrance hallway, cloakroom/W.C, spacious bright and airy lounge/dining room with french doors that lead to the rear garden, modern kitchen with range of wall and base units and integrated appliances. Upstairs, the master bedroom boasts an en- suite shower room and balcony with space for a seating area, two further well proportioned bedrooms and family bathroom. Outside, the rear garden is low maintenance with artificial grass and patio area for entertaining and features an outbuilding complete with power. there is also rear access and allocated parking for vehicles. early viewing is recommended.

Lounge/Dining Room 17'1" x 15'11" (5.21 x 4.87)

Kitchen 12'11" x 7'11" (max) (3.94 x 2.43 (max))

Bedroom 12'2" (max) x 8'10" (3.73 (max) x 2.7)

En- Suite

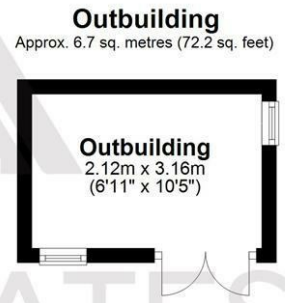
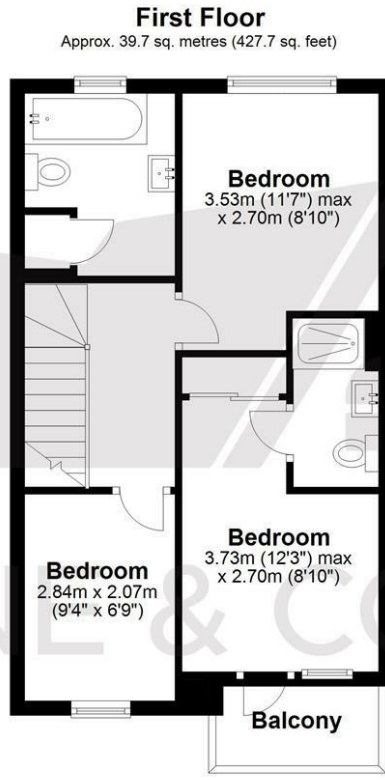
Bedroom 11'6" (max) x 8'10" (3.53 (max) x 2.7)

Bedroom 9'3" x 6'9" (2.84 x 2.07)

Outbuilding 6'11" x 10'4" (2.12 x 3.16)

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

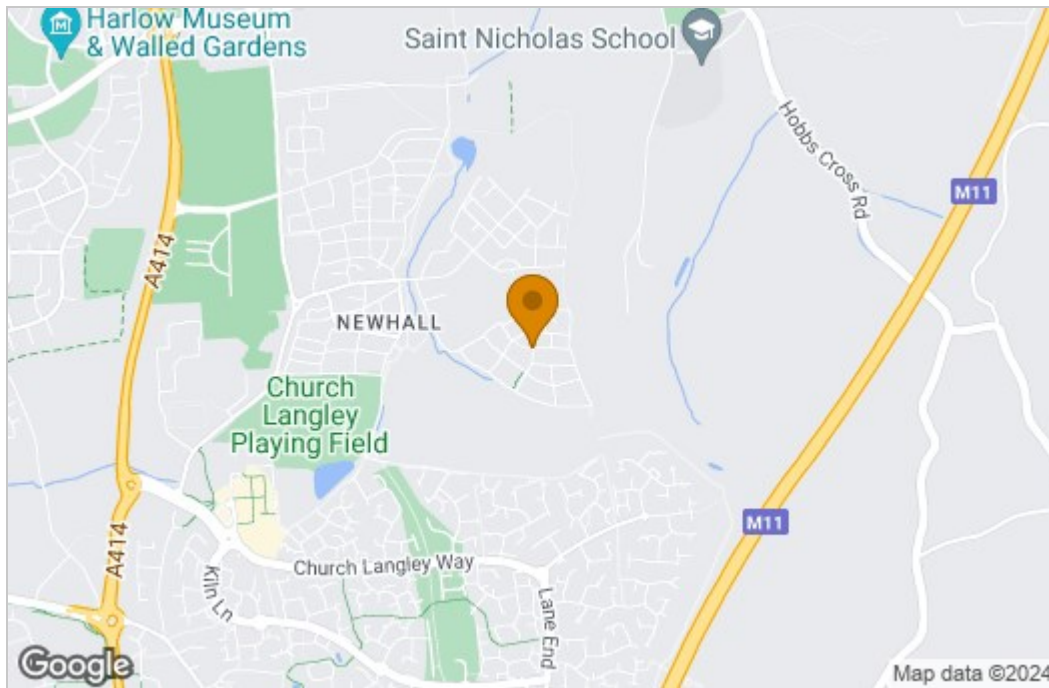


Total area: approx. 89.1 sq. metres (959.0 sq. feet)

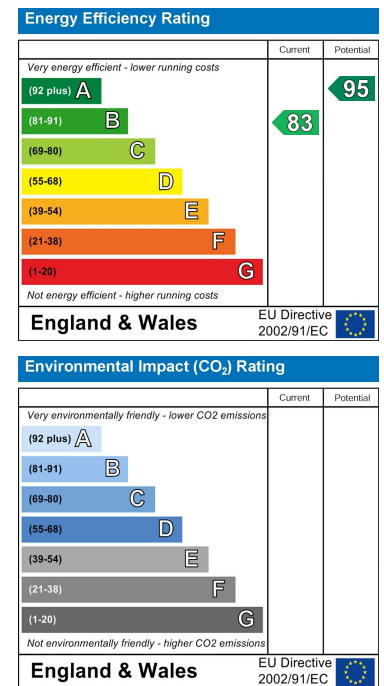
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. 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



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.