



FORTUNE & COATES

The People's Estate Agent

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79 Greygoose Park, Harlow, CM19 4JL

Guide price £575,000

Guide Price £575,000-£600,000.

Fortune and Coates are pleased to present this immaculately presented four bedroom detached family home located in the sought after area of Greygoose Park, Harlow which is close to shops, schools, Harlow town centre, Harlow train station with direct links to London, Cambridge and Stansted Airport as well as being within easy reach of the M11. The property is presented to a high standard and comprises an inviting entrance hallway, cloakroom/W.C, lounge/dining room with feature media wall, newly fitted modern kitchen with range of wall and base units, fully integrated Neff appliances including fridge freezer, double oven, Washing machine and tumble dryer and boasts beautiful Quartz worksurfaces. The garage has been tastefully converted to a bedroom with en-suite shower room. Upstairs features three double bedrooms with the master having built in wardrobes and family bathroom with free standing bath and separate double shower. Outside, the rear garden is well maintained being laid to lawn and patio/entertainment area, with plentiful storage in the sheds. To the front is a driveway for several vehicles. Early viewing is a must.

Lounge/Dining Room 14'1" x 19'0" (4.3 x 5.8)

Kitchen 9'10" x 12'5" (3.0 x 3.8)

Cloakroom

Bedroom 12'9" x 9'2" (3.9 x 2.8)

Bedroom 12'1" x 9'2" (3.7 x 2.8)

Bedroom 11'1" x 10'2" (3.4 x 3.1)

Downstairs Bedroom

En-Suite

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

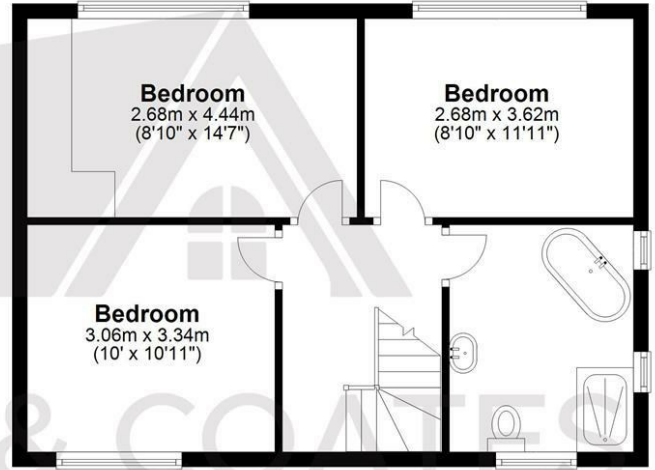
Ground Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)

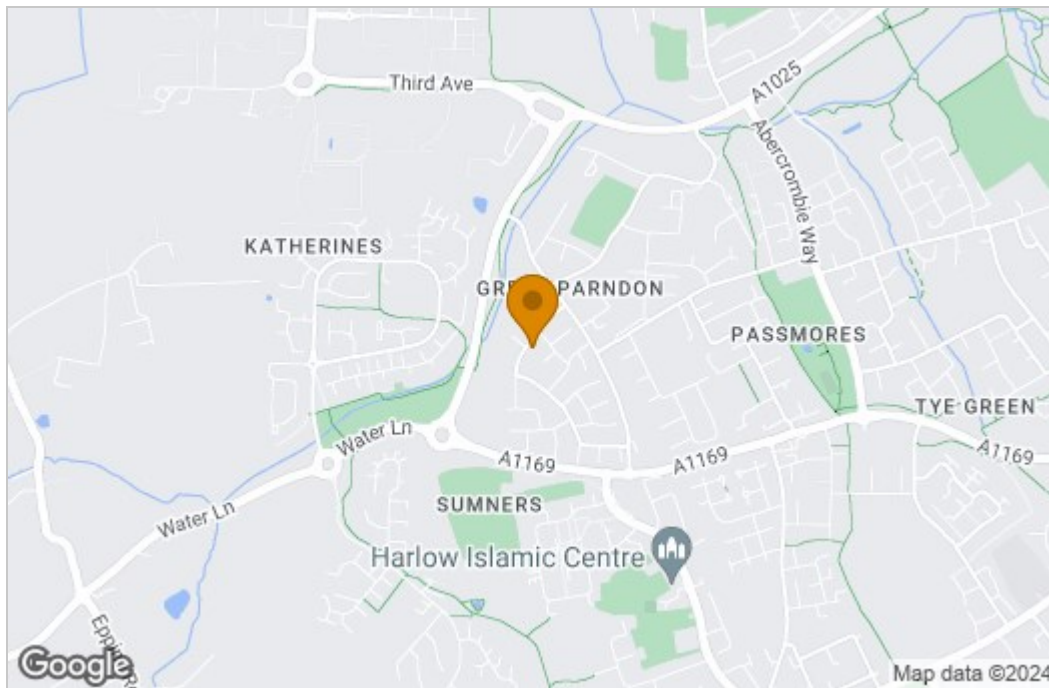


Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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