



FORTUNE & COATES

The People's Estate Agent

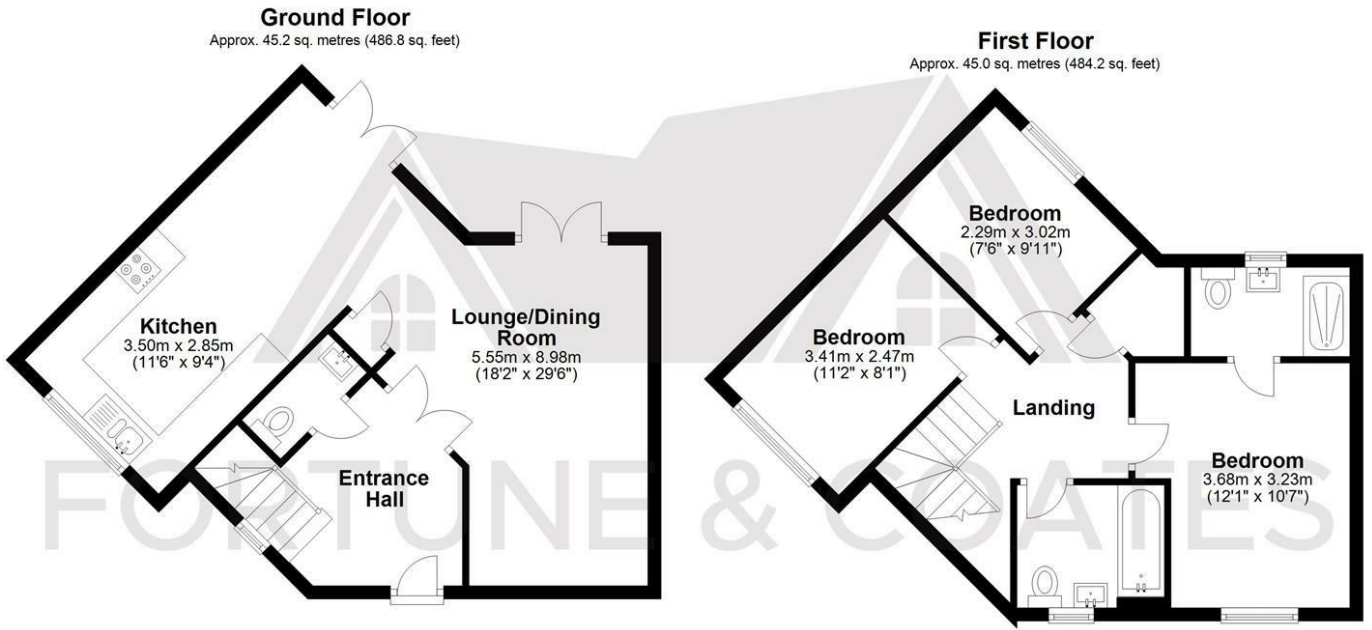


1 Read Close, Harlow, CM20 2SW

Guide price £475,000

Fortune and Coates are delighted to offer to the market this immaculate three bedroom detached family home located in the new development of Read Close, Ram Gorse Park, Harlow which is close to local schools, amenities, Parndon Mill, Harlow Town centre, within walking distance to Harlow train station with direct links to London, Cambridge and Stansted airport and within easy reach of the M11. The home comprises an inviting entrance hallway with cloakroom/W.C, spacious and bright lounge with french doors that lead to the rear garden, open plan kitchen/dining room with modern wall and base units, some integrated appliances and access to the rear garden. Upstairs three well proportioned bedroom with the master having an en-suite, family bathroom and airing cupboard. Outside, the garden is mainly laid to lawn with patio area for entertaining and externally there is off street parking for three vehicles. This is a fabulous family home in an ideal location and recommend an early viewing.

Floor Plan

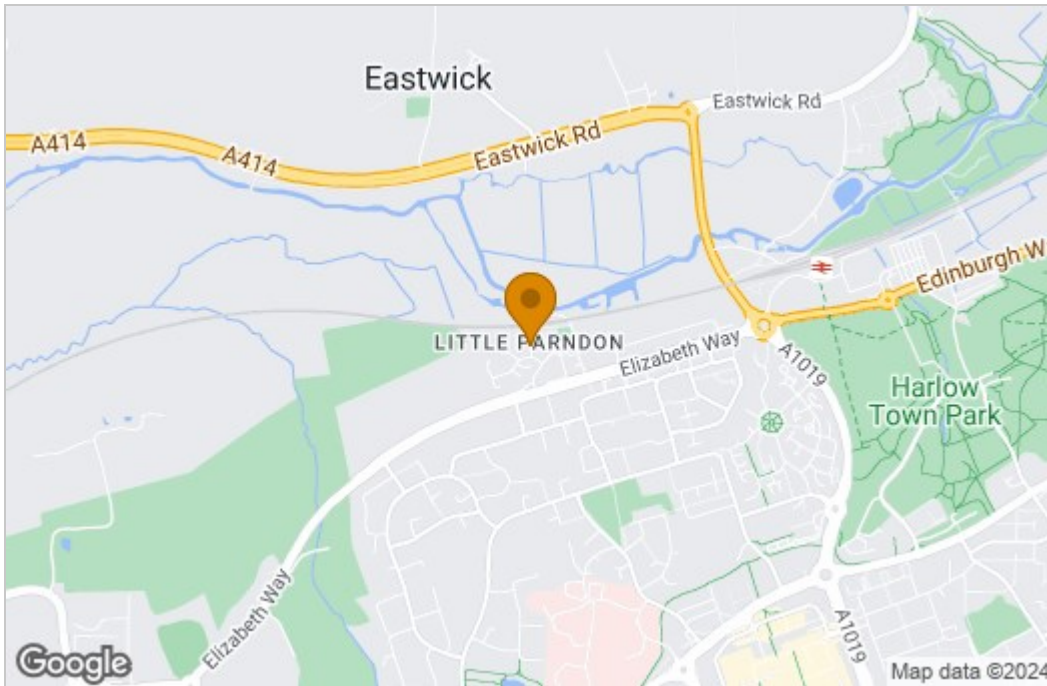


Total area: approx. 90.2 sq. metres (971.0 sq. feet)

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			94
(81-91) B		83	
(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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