



FORTUNE & COATES

The People's Estate Agent

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35 The Chase, Harlow, CM17 9JA

£575,000

Fortune and Coates are delighted to offer to the market this exceptional contemporary five bedroom town house situated in the highly sought after location of The Chase, Newhall, Harlow which is close to junior and senior schools, shops, restaurants, amenities, two train stations with direct links to London, Cambridge and Stansted Airport and within easy reach of the M11. The home has been maintained to a high standard throughout and comprises the ground floor offering cloakroom/W.C, open plan living with a spacious lounge/dining room with French doors overlooking the rear garden, modern and sleek kitchen/breakfast room with range of wall and base units, integrated appliances and wooden worktops and upstands. Up the spiral staircase to the first floor which offers two balconies, a double bedroom and an office/study area. The second floor features two double bedrooms and en-suite to master, and to the top floor is a further two double bedrooms with family bathroom. Outside, the secluded rear garden is low maintenance with ample space for entertaining and to the front features a double garage complete with electric remote doors. This would make a fabulous family home and would recommend an early viewing!

Floor Plan



Total area: approx. 243.5 sq. metres (2621.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has 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		69	
(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	

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.