



FORTUNE & COATES

The People's Estate Agent

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33 The Gardiners, Harlow, CM17 9QU

Guide price £440,000

Guide Price: £440,000 - £460,000

Fortune and Coates are delighted to offer to the market this outstanding three bedroom semi-detached family home situated in the highly sought after location of The Gardiners, Harlow which is close to local junior and senior schools, amenities, shops and supermarkets, Harlow Town 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 throughout and comprises entrance hallway with downstairs toilet, spacious and inviting lounge, modern fitted kitchen with range of wall and base units and some integrated appliances. The kitchen opens into the conservatory which is currently being used as a dining room with underfloor heating and french doors that leads out to the rear garden, garage with access via the garden. Upstairs features three well proportioned bedrooms and family bathroom. Outside, the rear garden has been lovingly cared for with range of shrubs, plants and trees, manicured lawn and patio area. To the front is the garage and driveway for two vehicles. Early viewing is recommended!

Lounge 14'7" x 11'3" (4.45 x 3.45)

Kitchen 14'7" x 9'1" (4.45 x 2.77)

Conservatory 12'7" x 10'5" (3.84 x 3.18)

Cloakroom/W.C

Bedroom 13'1" x 8'2" (3.99 x 2.49)

Bedroom 10'9" x 7'10" (3.28 x 2.39)

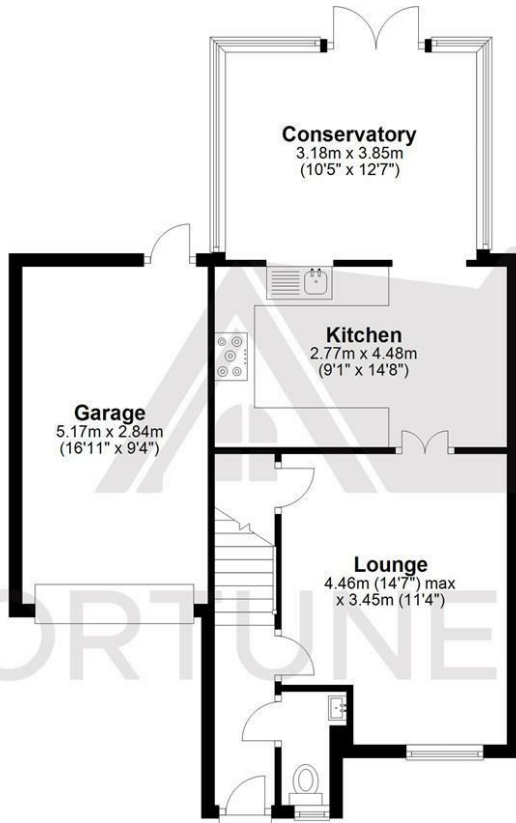
Bedroom 7'4" x 6'0" (2.26 x 1.83)

Garage

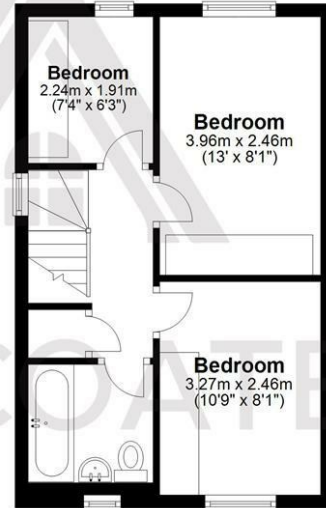
Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

Ground Floor
Approx. 62.1 sq. metres (668.8 sq. feet)



First Floor
Approx. 32.8 sq. metres (352.8 sq. feet)

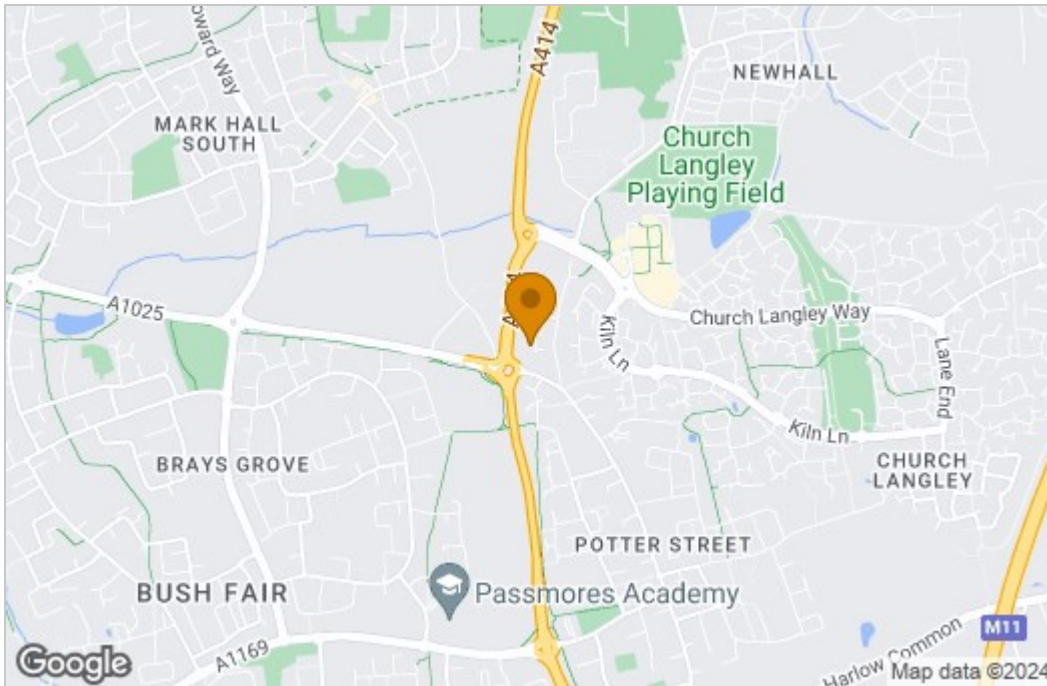


Total area: approx. 94.9 sq. metres (1021.6 sq. feet)

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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