



**FORTUNE & COATES**

The People's Estate Agent

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## 5 Hawthorns Riddings Lane, Harlow, CM18 7HT

Offers in excess of £600,000

Fortune and Coates are delighted to offer to the market this rarely available four bedroom detached family home situated in the private and sought after location of Hawthorns, Riddings Lane, which is close to local junior and senior schools, local shopping precinct and amenities, Harlow Common and also providing great access to the M11. The property is immaculately maintained throughout and comprises an inviting entrance hallway with cloakroom/W.C storage cupboard, bright and spacious lounge with feature fireplace, large bay window and doors that lead to the dining room, modern fitted kitchen with range of wall and base units, breakfast bar, integrated appliances and a comfortable sitting area and the utility room (which is a part converted garage). There are also doors leading out to the rear garden from the kitchen, and also the dining room. Upstairs boasts four well proportioned bedrooms with the primary hosting an enviable dressing room with en-suite shower room, and a stylish family bathroom. Outside, the rear garden has been lovingly maintained with a lawned area, selection of shrubs and plants, patio area for entertaining and a quaint summerhouse. To the front, the converted garage still offers ample storage space, and a block paved driveway for multiple vehicles. This is a beautiful house and we would advise an early viewing.

Lounge 16'1" (max) x 11'8" (4.92 (max) x 3.57)

Dining Room 10'10" x 10'0" (3.32 x 3.05)

Kitchen 24'6" x 10'5" (max) (7.49 x 3.19 (max))

Sitting Room 11'8" x 7'11" (3.56 x 2.43)

Utility Room 11'6" x 7'11" (3.51 x 2.43)

Bedroom 10'9" x 11'8" (3.28 x 3.57)

Dressing Room 5'6" x 8'9" (1.68 x 2.67)

En-Suite Shower Room

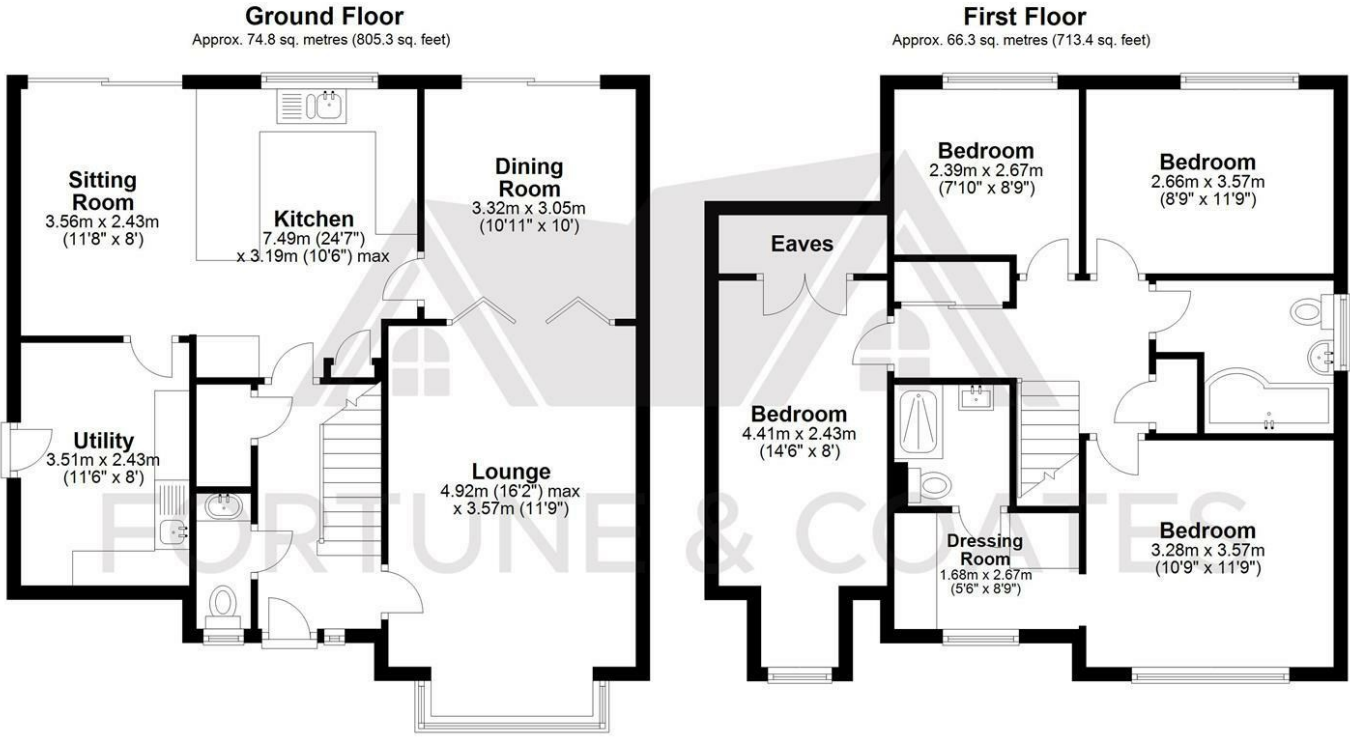
Bedroom 14'5" x 7'11" (4.41 x 2.43)

Bedroom 8'8" x 11'8" (2.66 x 3.57)

Bedroom 7'10" x 8'9" (2.39 x 2.67)

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

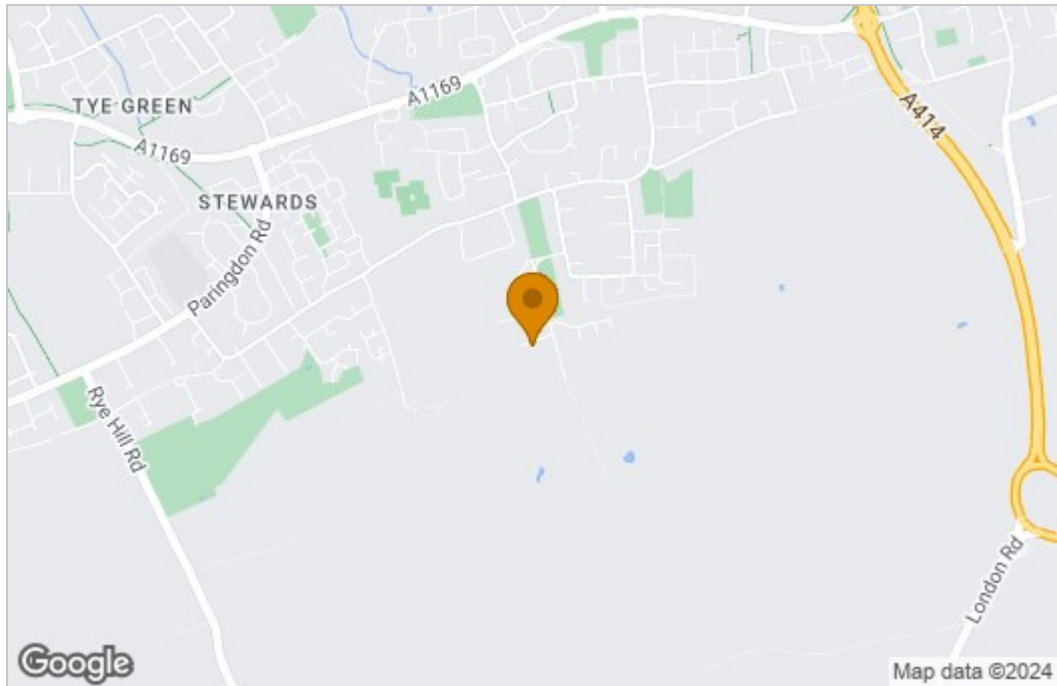


Total area: approx. 141.1 sq. metres (1518.7 sq. feet)

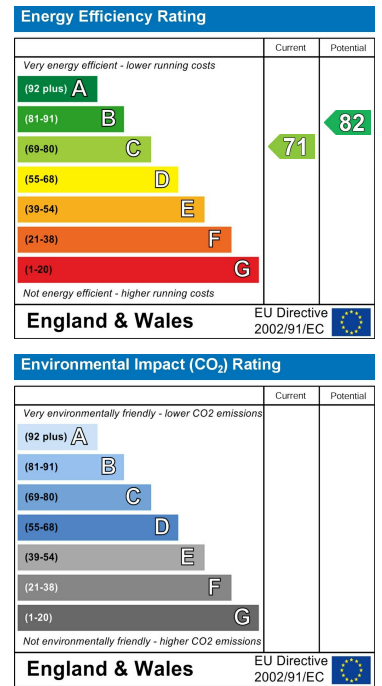
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## Area Map



## Energy Efficiency Graph



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