



FORTUNE & COATES

The People's Estate Agent

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4 Ashworth Place, Harlow, CM17 9PU

Guide price £625,000

Fortune and Coates are excited to offer to the market this outstanding five bedroom detached family home with garage and driveway for multiple vehicles situated in the sought after Ashworth Place, Church Langley, which is within walking distance to junior and senior schools, local supermarket and amenities and within easy reach of Harlow Town Centre with its array of shops, restaurants and leisure facilities, Train station and the M11. The property is maintained to a very high standard and comprises an inviting entrance hallway with cloakroom/W.C, spacious and bright lounge with feature bay window and fireplace, and leads to the dining room with french doors that lead to the rear garden. The immaculate kitchen features a range of wall and base units, some integrated appliances and access to the utility room with space for a washing/dryer. Upstairs to the first floor presents a family bathroom, four well proportioned bedrooms with the primary hosting an en-suite shower room, and built in wardrobes. To the top floor is an additional spacious bedroom currently being utilised as a TV/Cinema room complete with ample storage to the eaves. Outside, the rear garden is west facing, mainly laid to lawn with patio area making it perfect for entertaining. To the front is a detached single garage and driveway for ample vehicles. This is a fabulous family home and we would advise an early viewing.

Lounge 14'11" x 11'2" (4.55 x 3.41)

Dining Room 12'0" x 8'3" (3.66 x 2.52)

Kitchen 13'6" x 11'1" (4.13 x 3.4)

Utility 6'0" x 4'11" (1.84 x 1.52)

Bedroom 11'11" x 10'3" (3.64 x 3.14)

En-Suite

Bedroom 11'4" x 10'3" (3.47 x 3.14)

Bedroom 7'9" x 10'1" (2.38 x 3.08)

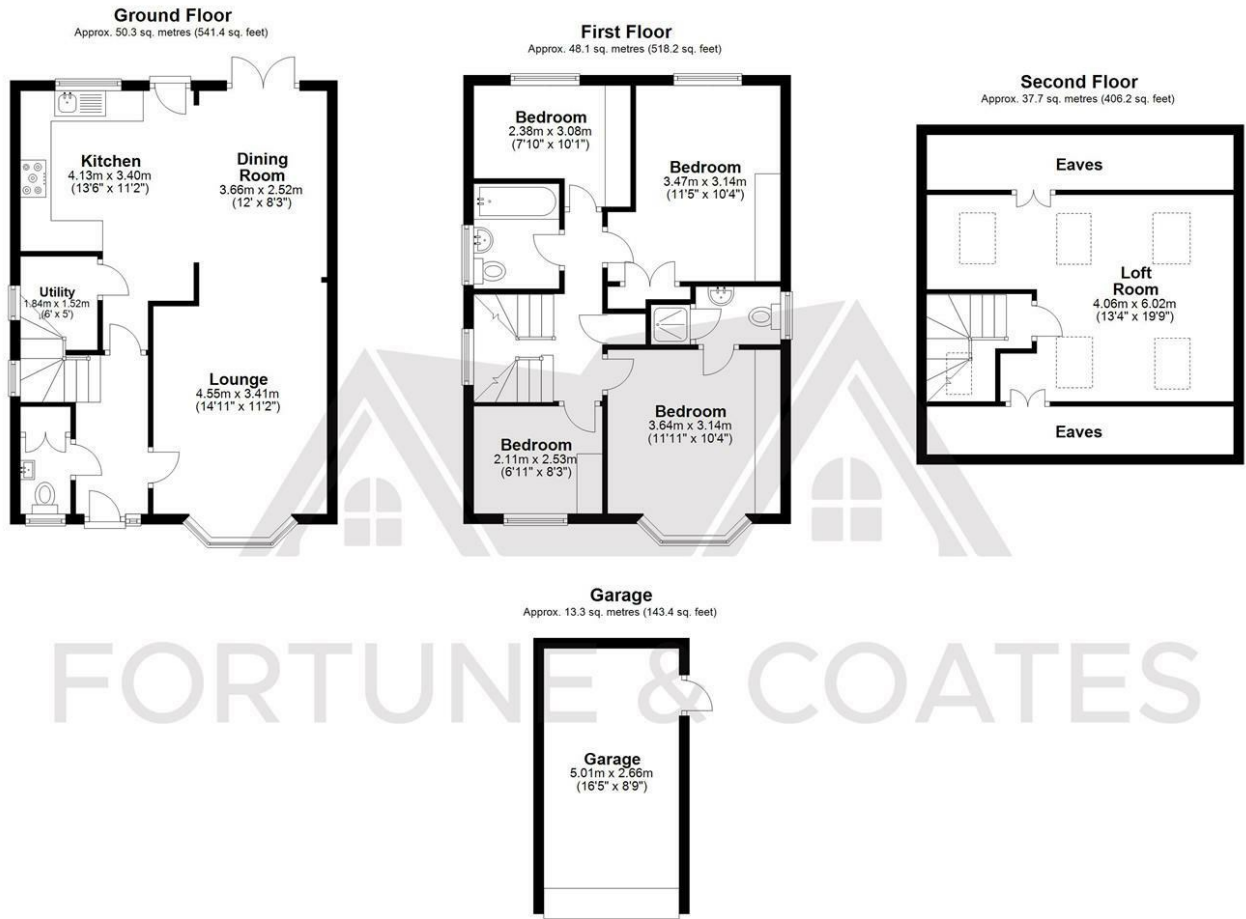
Bedroom 6'11" x 8'3" (2.11 x 2.53)

Top Floor Bedroom 13'3" x 19'9" (4.06 x 6.02)

Garage 16'5" x 8'8" (5.01 x 2.66)

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



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Total area: approx. 149.5 sq. metres (1609.1 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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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