



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



39 Rodin Drive, Harlow, CM18 7FU

Asking price £450,000

Fortune and Coates are pleased to offer to the market this rarely available four bedroom semi detached town house situated to the new Countrywide development of Rodin Drive, Harlow, which is close to local junior and senior schools, shops, supermarkets, restaurants and amenities and with easy reach to Harlow Town centre with leisure facilities, Harlow Town train station and easy access to the M11. The home is presented to a high standard throughout and comprises an inviting entrance hallway, cloakroom/W.C, open plan lounge/dining room and kitchen with a range of modern wall and base units, some integrated appliances and french doors that lead to the rear garden. The first floor offers three well proportioned bedrooms and a family bathroom and to the top floor is the primary bedroom with en-suite shower room. Outside, the rear garden is low maintenance with artificial grass, patio area for entertaining and raised flower beds and to the side of the home is a driveway for two vehicles. This is a wonderful home that was built in 2020 and still has approximately six years still remaining on the build guarantee. Early viewing is recommended.

Lounge/Dining Room 16'0" x 15'7" max (4.9 x 4.77 max)

Kitchen 9'5" x 7'10" (2.88 x 2.41)

Primary Bedroom 14'9" x 12'2" (4.5 x 3.71)

EN-Suite Shower room

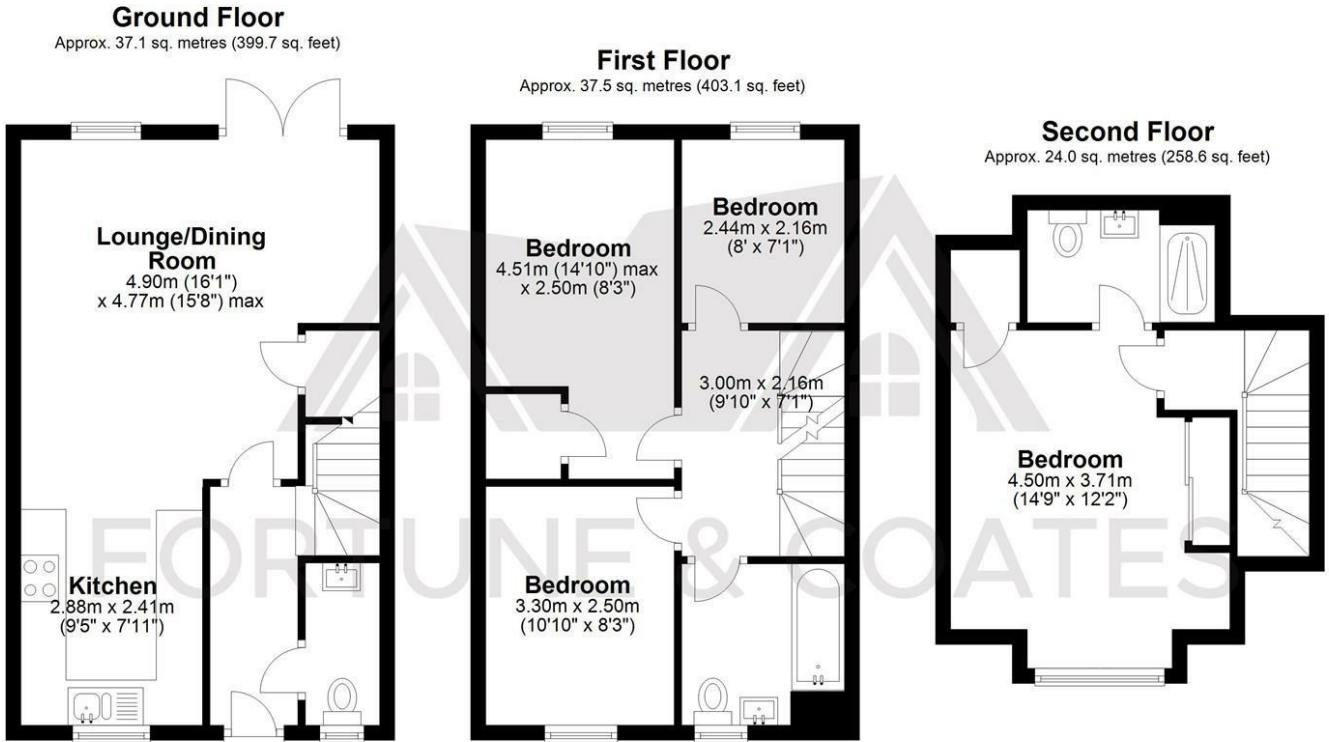
Bedroom 14'9" max x 8'2" (4.51 max x 2.5)

Bedroom 10'9" x 8'2" (3.3 x 2.5)

Bedroom 8'0" x 7'1" (2.44 x 2.16)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose

Floor Plan

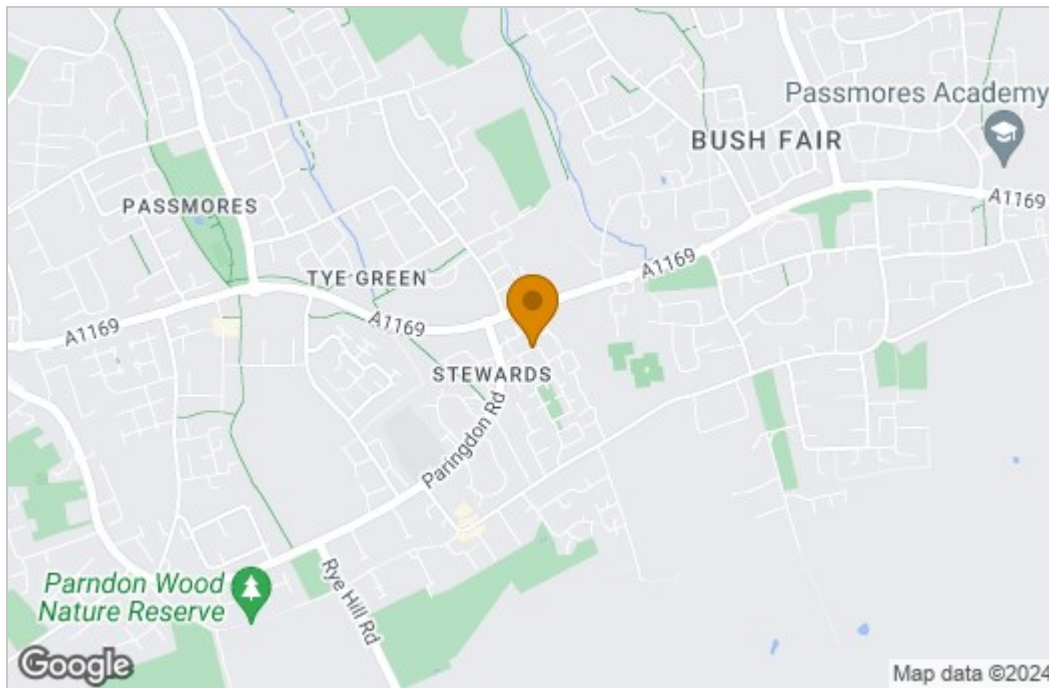


Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

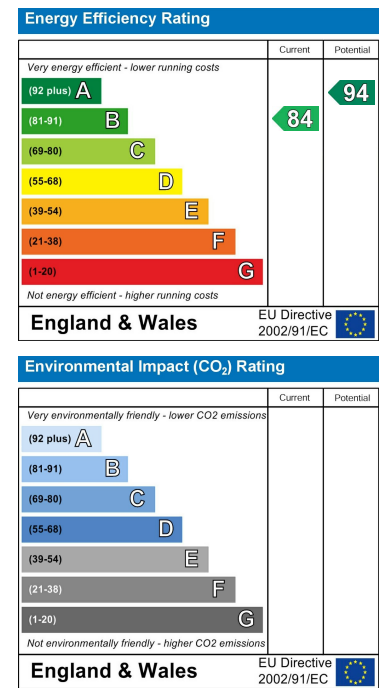
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Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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