



FORTUNE & COATES

The People's Estate Agent



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105 Burley Hill, Harlow, CM17 9QH

Guide price £625,000

Guide Price: £625,000 - £650,000

Situated in the sought-after cul-de-sac of Burley Hill in Church Langley, is this impressive five bedroom detached family home with a driveway for multiple vehicles. Immaculately presented throughout, the ground floor presents an entrance hallway leading to the spacious lounge, separate dining room, modern fitted kitchen, utility room and second large reception room perfect for the whole family. you are also presented the ground floor bedroom with its very own en-suite and kitchen. To the first floor, this family home comprises the master bedroom with a desirable dressing room, three further well proportioned bedrooms, and a family bathroom. To the rear of the property, you have a desirable garden. To the front of the property you have a large driveway for ample parking. Burley Hill is also close to all local amenities and falls in a great catchment area for primary and secondary schools.

Living Room 11'6" x 28'6" (3.51 x 8.7)

Dining Room 10'9" x 8'8" (3.3 x 2.65)

Kitchen 10'9" x 10'4" (3.30 x 3.17)

Utility Room 5'11" x 8'9" (1.81 x 2.68)

kitchen 10'2" x 8'9" max (3.10 x 2.68 max)

Lounge 17'10" max x 13'1" (5.44 max x 3.99)

Bedroom (Downstairs) 12'0" x 8'9" (3.67 x 2.68)

Bedroom 11'10" x 13'1" (3.63 x 3.99)

Bedroom 11'1" x 8'10" (3.39 x 2.7)

Bedroom 8'1" x 9'7" (2.48 x 2.93)

Bedroom 8'1" x 7'8" (2.48 x 2.36)

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. 171.8 sq. metres (1849.3 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	

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.