



FORTUNE & COATES

The People's Estate Agent



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79 Hull Grove, Harlow, CM19 5RR

Guide price £325,000

Guide Price £325,000-£350,000.

Fortune and Coates are pleased to offer to the market this three bedroom mid terraced family home situated in the popular location of Hull Grove, Harlow which is only a short walk to local schools, shops, pubs, and a medical centre with Harlow Town Centre and train station only a 10-minute drive away with direct links to London, Cambridge and Stansted Airport and within easy reach of Epping and the Central line. The home is well maintained throughout and comprises entrance hallway, spacious kitchen/diner with range of wall and base units and plenty of storage with doors leading out to your rear garden, and bright and airy lounge. Upstairs features three well proportioned bedrooms and a well presented family bathroom. Outside, the un-overlooked larger than average rear garden is mainly laid to lawn with patio area for entertaining and hosts a summer house and space for a hot tub. This is a wonderful home and suggest an early viewing.

Kitchen/Diner

Lounge

Bedroom

Bedroom

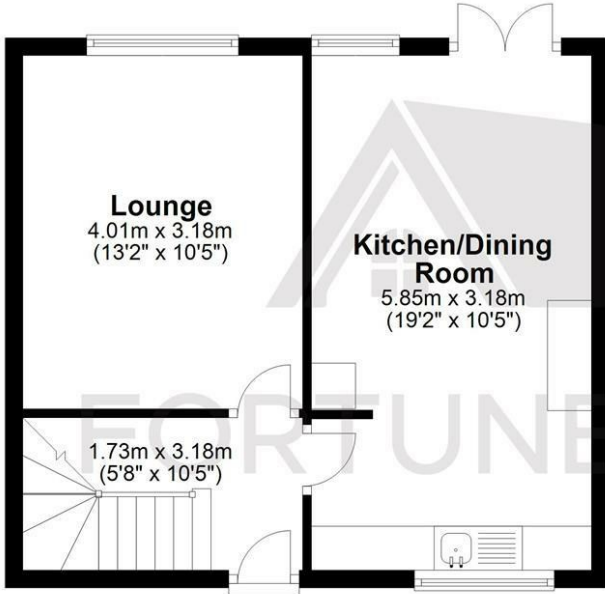
Bedroom

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

Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)

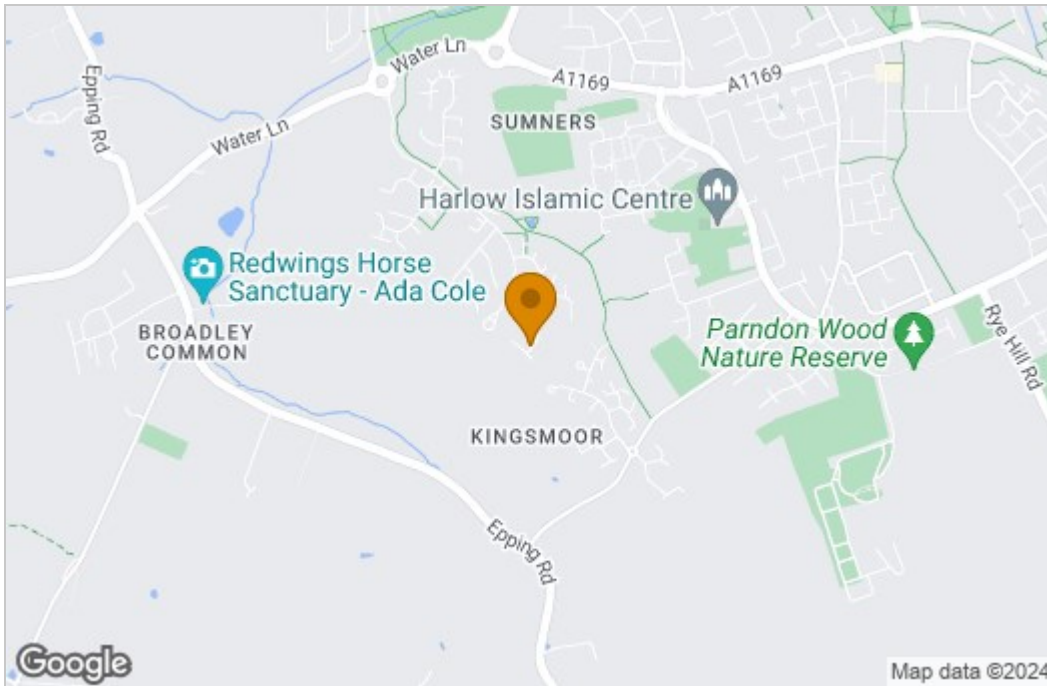


Total area: approx. 75.4 sq. metres (812.0 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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			86
(81-91) B			
(69-80) C		69	
(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.