



**FORTUNE & COATES**

The People's Estate Agent



FORTUNE & COATES



## 9 Mayfield Close, Harlow, CM17 0LH

Asking price £750,000

Situated in sought after, secluded development is this outstanding five bedroom detached family home located in Mayfield close, on the quiet outskirts of Harlow. Immaculately laid out over three floors and offering an abundance of space, this property makes the perfect family home.

To the ground floor, entering via the spacious hallway, you are welcomed into a large lounge, luxury upgraded fitted kitchen/diner-featuring a breakfast bar/island and bi-fold doors leading out to the rear garden, letting in plenty of natural light. The ground floor also benefits from a separate utility room, downstairs cloakroom and spacious integral garage which is currently being used as a gym, but can be utilized in many ways to suit family needs. Additionally, there is also a Cellar which has access from the hallway which is used for storage.

To the first floor, this family home comprises four immaculately presented and well proportioned bedrooms, as well as the desirable family bathroom. To the second floor, there is the outstanding master bedroom which boasts the beautiful dressing room and en-suite.

Lounge 21'10" x 11'8" (6.66 x 3.57)

Kitchen/Dining Room 13'8" x 30'11" (4.17 x 9.44)

Utility Room 6'11" x 6'10" (2.11 x 2.09)

Garage

Bedroom 10'4" x 12'2" (3.15 x 3.73)

Bedroom 11'2" x 11'3" (3.41 x 3.45)

Bedroom 11'2" x 8'8" (3.42 x 2.65)

Bedroom 10'3" x 8'8" (3.14 x 2.65)

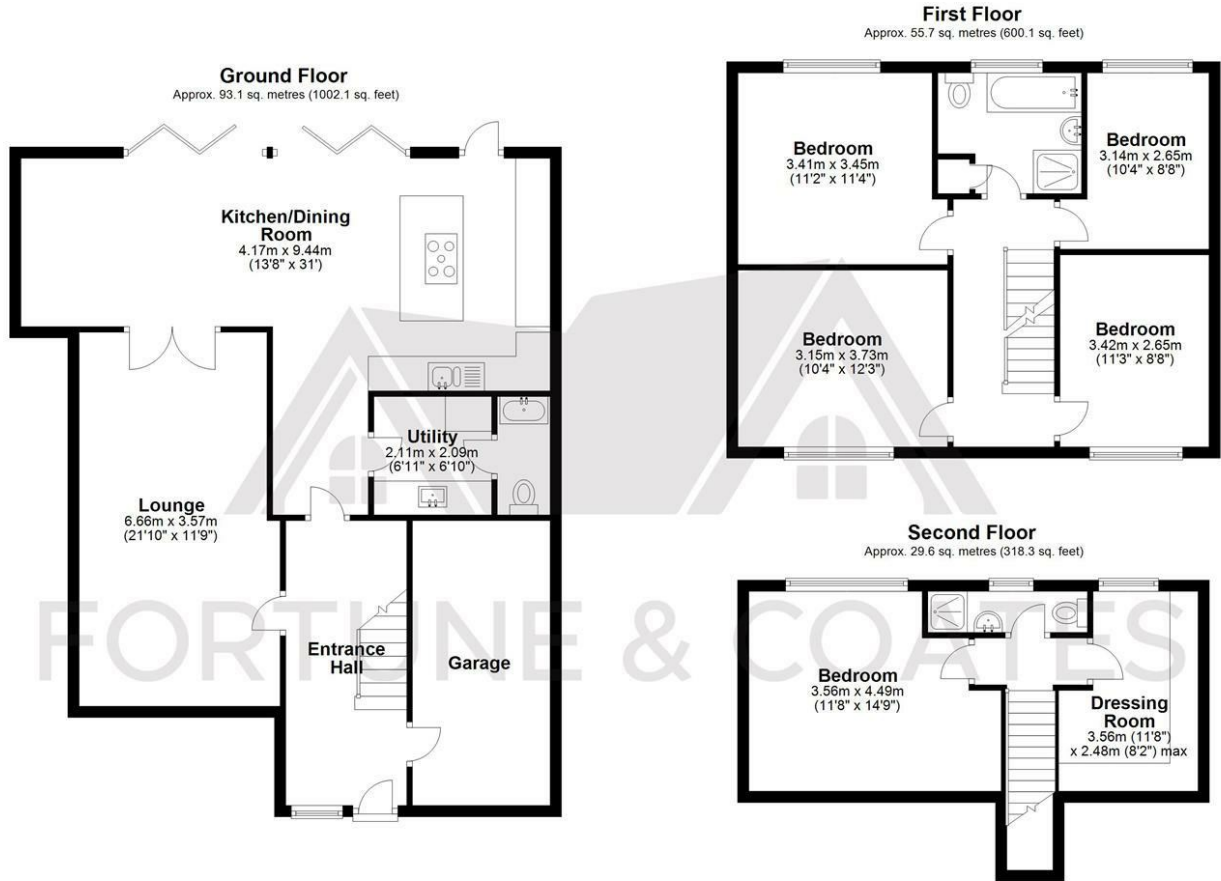
Bedroom 11'8" x 14'8" (3.56 x 4.49)

Dressing Room 11'8" x 8'1" max (3.56 x 2.48 max)

**Agent Note:**

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

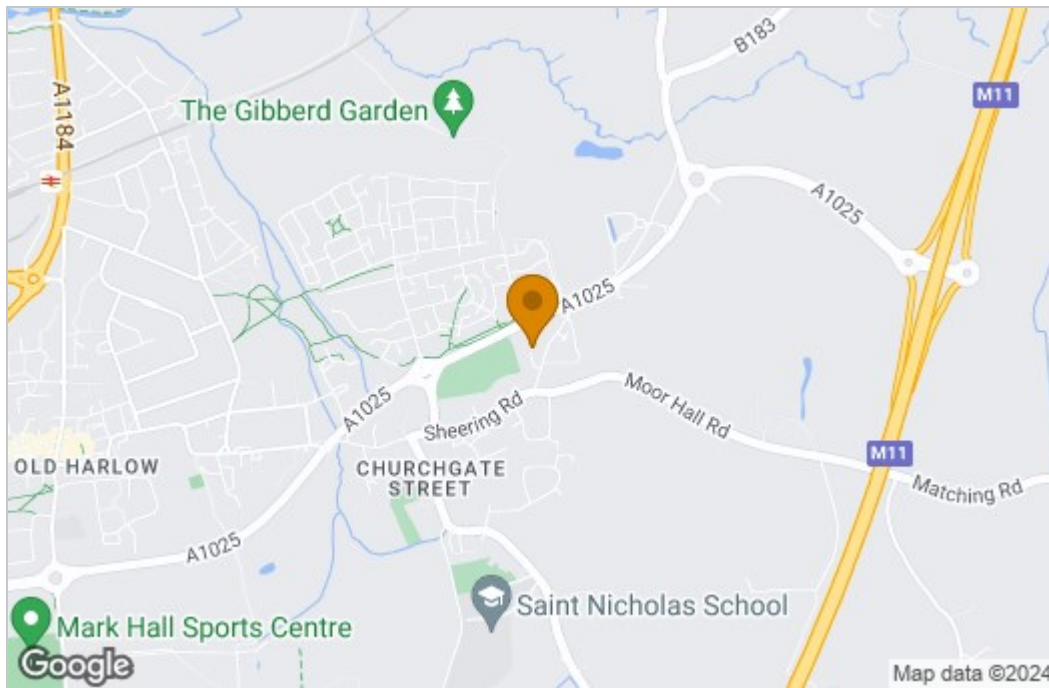


Total area: approx. 178.4 sq. metres (1920.5 sq. feet)

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](http://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                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.