



**FORTUNE & COATES**

The People's Estate Agent

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



FORTUNE & COATES



**87 Ashworth Place, Harlow, CM17 9PW**

**£515,000**

Fortune and Coates are excited to offer to the market this four bedroom link detached family home situated in the highly sought after location of Ashworth Place, Church Langley, Harlow.

This home has been extended and improved to a high standard and comprises, entrance hallway with cloakroom/W.C and leads to the kitchen/diner which is spacious and offers a range of wall and base units, plenty of cupboard space, upright radiator and space for a dining table.

The living room is a generous size and offers lots of natural light and features a gas fireplace and french doors that lead to the conservatory which is large enough to house both a dining table and sofas for entertaining whilst overlooking the rear garden.

Upstairs, the first floor offers three well proportioned bedrooms with two of them offering fitted wardrobes and a modern fitted bathroom with spa bath.

Living Room 16'2" x 16'0" max (4.95 x 4.89 max)

Kitchen/Diner 10'11" x 12'10" (3.33 x 3.93)

Conservatory 8'11" x 14'9" (2.72 x 4.52)

Utility 5'4" x 8'11" (1.63 x 2.73)

Garage 11'10" x 8'11" (3.61 x 2.73)

Bedroom 14'9" x 9'2" (4.5 x 2.81)

Bedroom 10'11" x 9'2" (3.33 x 2.81)

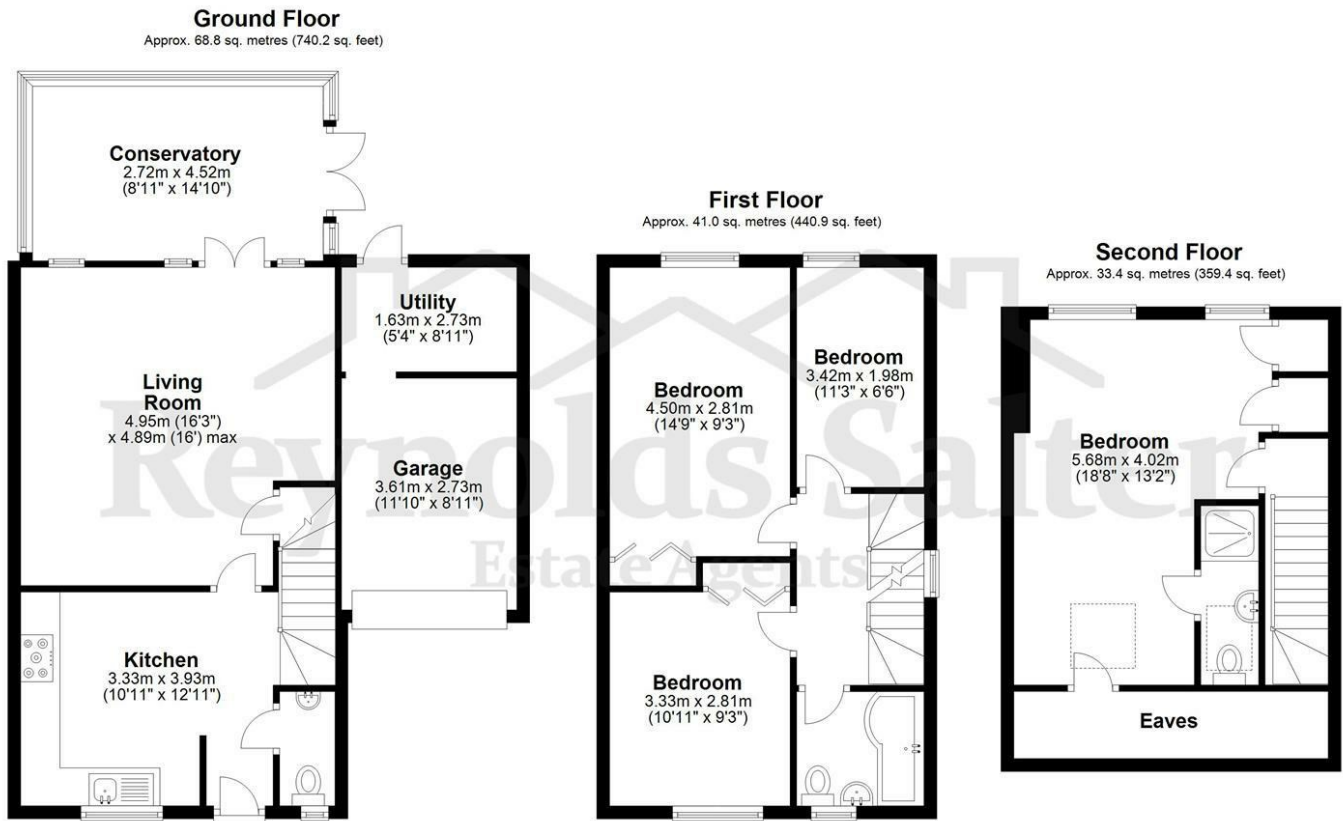
Bedroom 11'2" x 6'5" (3.42 x 1.98)

Primary Bedroom 18'7" x 13'2" (5.68 x 4.02)

En-Suite Shower Room

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. 143.1 sq. metres (1540.5 sq. feet)

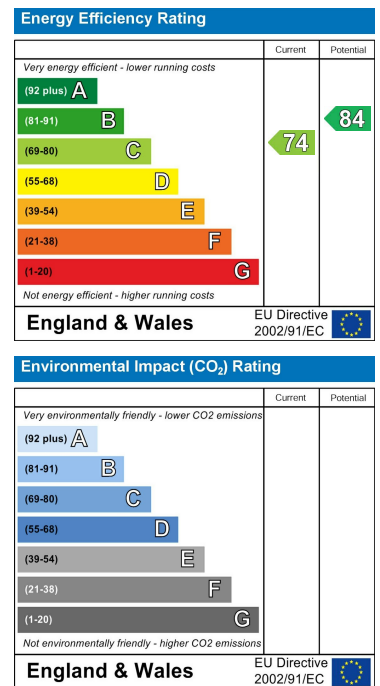
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

## Area Map



## Energy Efficiency Graph



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.