



**FORTUNE & COATES**

The People's Estate Agent

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



## 9 Ashworth Place, Harlow, CM17 9PU

Guide price £675,000

Guide Price £675,000-£700,000. Fortune and Coates are excited to offer to the market this outstanding four bedroom detached family home with double garage and drive situated in the prestigious location of Ashworth Place, Church Langley, Harlow.

This home is truly immaculate throughout and comprises;

The ground floor offers an entrance hallway with guest cloakroom/W.C and doors to the reception rooms. The main living room has a feature gas fire, bay window and double doors to the well appointed dining room with french doors that overlook the rear garden.

The substantial kitchen/breakfast/family room reflects modern living requirements with a feature bay area, exquisite modern kitchen with range of wall and base units, some integrated appliances and breakfast bar. Leading from the kitchen is a utility room with doors that lead to the garage and to the rear garden.

Upstairs offers four double bedrooms of a generous size with the primary bedroom hosting an en suite and the family bathroom is spacious with a separate shower.

Living Room 11'9" x 17'1" (3.59 x 5.23)

Dining Room 10'9" x 10'2" (3.3 x 3.10)

Living Room/Kitchen 23'9" x 10'1" (7.25 x 3.09)

Cloakroom/W.C

Bedroom 12'10" x 15'10" (3.92 x 4.84)

Bedroom 11'9" x 15'9" (3.6 x 4.81)

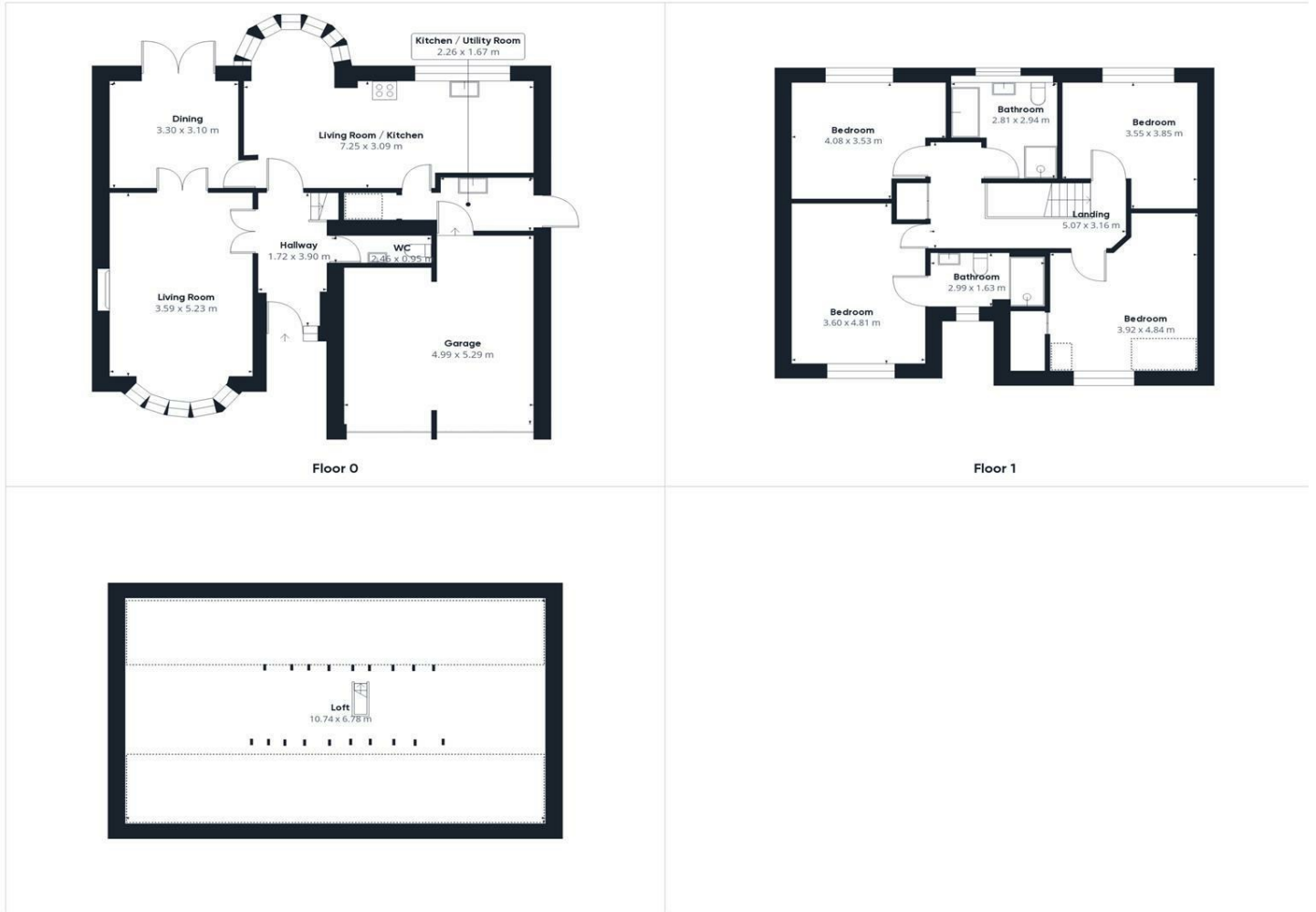
Bedroom 13'4" x 11'6" (4.08 x 3.53)

Bedroom 3.55 x 3.85

Garage 16'4" x 17'4" (4.99 x 5.29)

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

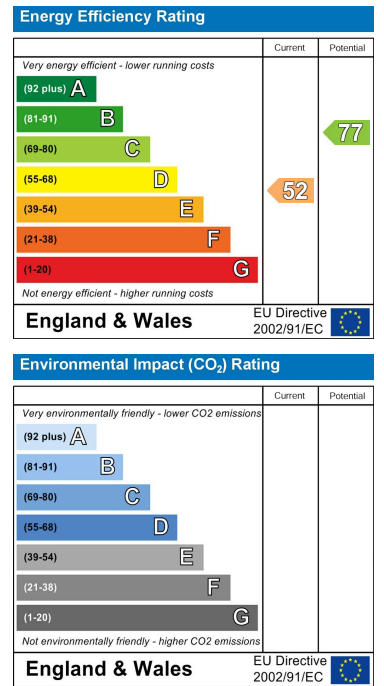
## Floor Plan



## 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.