



**FORTUNE & COATES**

The People's Estate Agent



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## 10 Tawny Owl Lane, Harlow, CM17 OSP

Asking price £320,000

Fortune and Coates are delighted to offer to the market this rarely available semi-detached two bedroom freehold coach house situated in the new development of Tawny Owl Lane, Gilden Park, Harlow.

The property is maintained to a high standard throughout and comprises two well proportioned bedrooms a modern fitted bathroom and spacious lounge/kitchen with plenty of natural light. Externally, you have two covered allocated parking spaces.

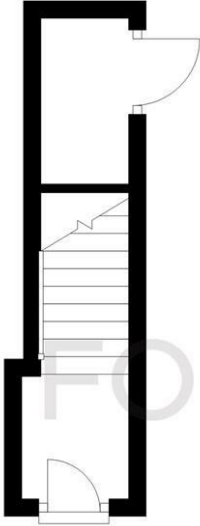
Tawny Owl Lane, Gilden Park, Harlow is situated on a new development, close to Churchgate Street and Old Harlow High street with local junior and senior schools, shops, Restaurants and amenities and within easy reach of Harlow Mill and Harlow Town Train stations with direct links to London, Cambridge and Stansted Airport and the new M11 7a junction.



# Floor Plan

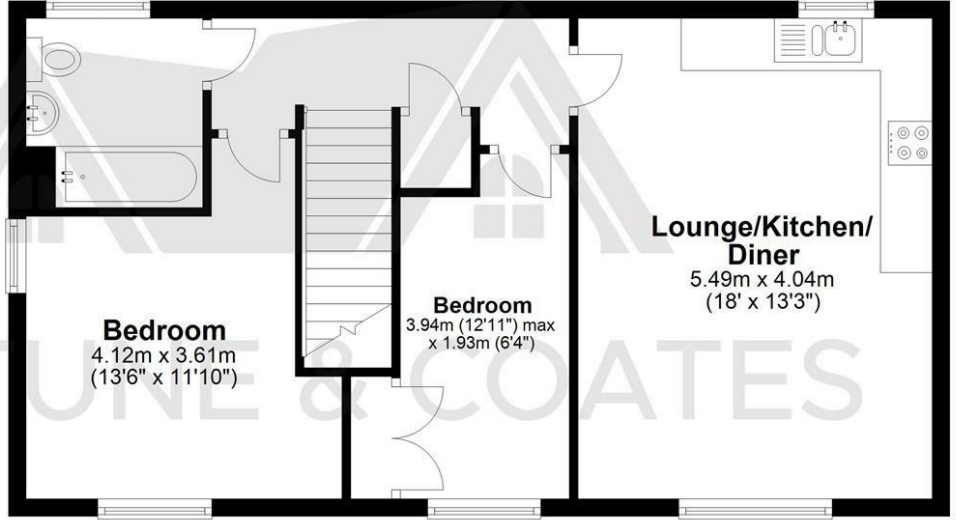
## Ground Floor

Approx. 5.8 sq. metres (62.4 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



Total area: approx. 62.6 sq. metres (673.3 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			94
(81-91) B		81	
(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	

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