



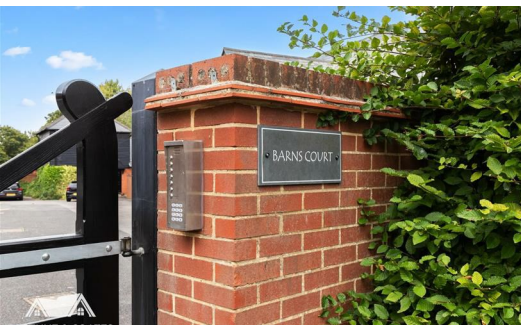
FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



6 Barns Court, Harlow, CM19 5QT

£700,000

Guide Price £700,000 - £750,000. Fortune and Coates are excited to offer to the market this outstanding 4/5 bedroom semi detached barn conversion with double garage, large rear garden and is positioned in a prime position within a gated community in Barns Court, Harlow.

This grade II listed barn was originally built around 400 years ago in the seventeenth century and was tastefully converted approximately thirty five years ago to create this unique dwelling that offers an abundance of character throughout. This home is part of a private collection of six homes situated behind electric gates located in a prime position on the outskirts of Harlow.

Internally the home offers an impressive vaulted entrance hallway, beamed office/bedroom, shower room, shaker style kitchen with a range of wall and base units, plumbing for a washing machine and plenty of cupboard space. The lounge/dining room offers a plethora of features such as a brick built fireplace with gas fire, beams and stunning views over the rear garden.

Hallway 15'5" x 12'10" (4.71 x 3.92)

Lounge/Dining Room 19'1" x 24'11" max (5.83 x 7.62 max)

Study/Bedroom 8'7" x 13'8" (2.64 x 4.17)

Downstairs Shower Room

Kitchen 9'10" x 9'8" (3.01 x 2.96)

Bedroom 9'10" x 17'5" (3.0 x 5.31)

Bedroom 10'0" x 16'8" (3.06 x 5.09)

Bedroom 13'5" x 13'8" (4.09 x 4.17)

Loft Room/Bedroom 17'7" x 18'0" max (5.36 x 5.49 max)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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. 195.2 sq. metres (2101.5 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

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		57	65
(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	

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