



FORTUNE & COATES

The People's Estate Agent



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6 Maytree Crescent, Harlow, CM17 0FW

Guide price £300,000

Guide Price £300,000-£325,000.

Fortune and Coates are excited to offer to the market this beautiful two bedroom detached Coach house situated in the new development of Maytree Crescent, Gilden Way, Harlow.

Built in 2020, this home has been maintained to a high standard throughout and comprises front door with stairs leading to the bright and airy open plan lounge/kitchen/diner with range of high gloss wall and base units, built in oven and hob and space for dining table and the lounge area hosts a Juliet balcony. Both bedrooms are well proportioned with the primary having a built in wardrobe. The part tiled family bathroom is modern with in bath shower. Outside is off street parking for two vehicles.

Lounge/Kitchen/Diner 17'11" x 14'0" (5.48 x 4.27)

Bedroom 14'2" x 10'3" (4.34 x 3.13)

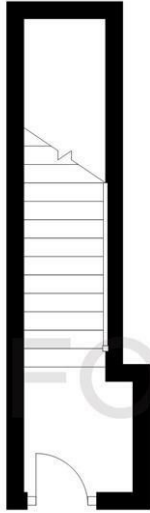
Bedroom 14'2" x 8'0" (4.34 x 2.46)

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

Ground Floor

Approx. 5.6 sq. metres (60.0 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.6 sq. feet)

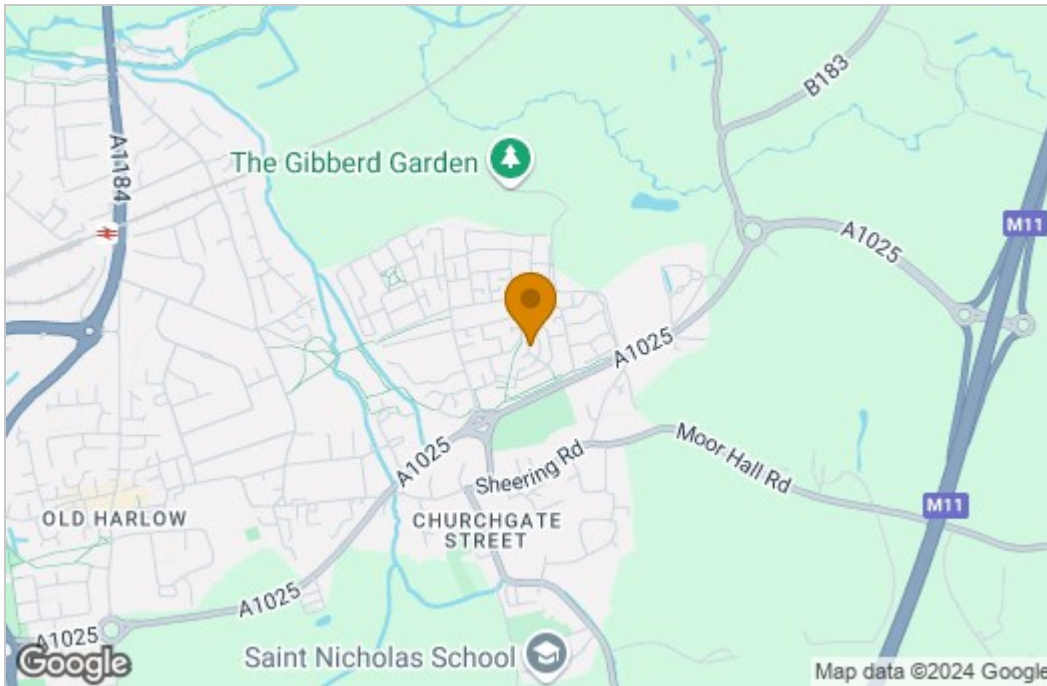


Total area: approx. 63.4 sq. metres (682.6 sq. feet)

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			93
(81-91) B		80	
(69-80) C			
(55-68) D			
(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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