



**FORTUNE & COATES**

The People's Estate Agent

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## 1 Merrion Cottages Hobbs Cross Road, Harlow, CM17 0LB

Offers in excess of £440,000

Fortune and Coates are excited to offer to the market this exceptional three bedroom semi detached period Cottage located in the highly sought after location of Hobbs Cross Road, Churchgate Street, Old Harlow.

This home is immaculately presented throughout and comprises an inviting porch leading into the open plan dining room and stylish lounge with features such as a fuel log working burner with feature fireplace and original beam, and walnut flooring to lounge and dining room. Heading into the hallway, you have the modern family bathroom with skylight, modern bathroom suite and in bath shower.

The newly fitted kitchen offers a range of bespoke wall and base units, stone work surfaces, plumbing for washing machine, integrated dishwasher, butler sink, underfloor heating, and french doors that lead to the rear garden.

Upstairs, the master bedroom features fitted wardrobes, bedrooms two and three are well proportioned with a newly fitted W.C to bedroom three.

Lounge 11'10" x 14'6" (3.63 x 4.44)

Dining Room 10'11" x 10'7" (3.33 x 3.25)

Kitchen 9'5" x 10'4" (2.88 x 3.16)

Bedroom 10'11" x 10'7" (3.35 x 3.25)

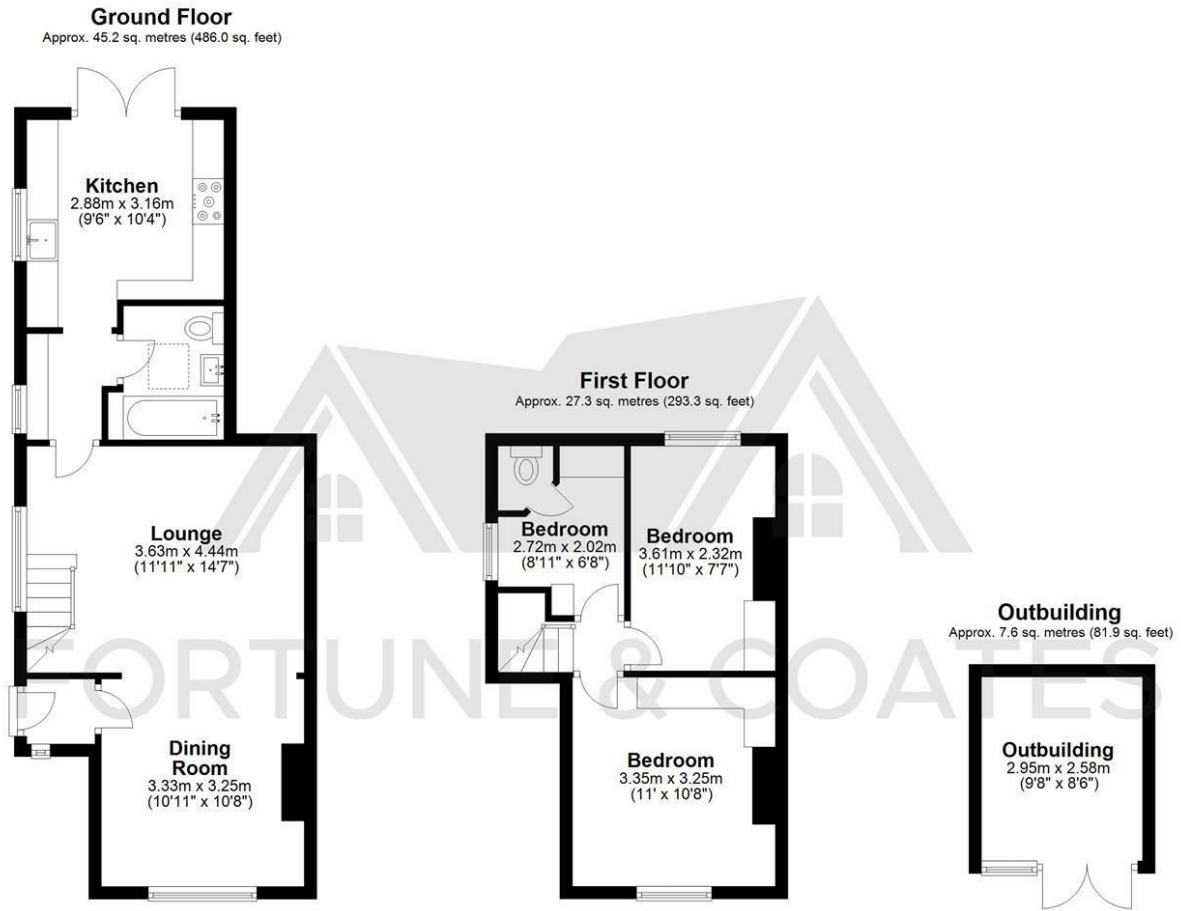
Bedroom 11'10" x 7'7" (3.61 x 2.32)

Bedroom 8'11" x 6'7" (2.72 x 2.02)

Outbuilding/Summer House 9'8" x 8'5" (2.95 x 2.58)

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

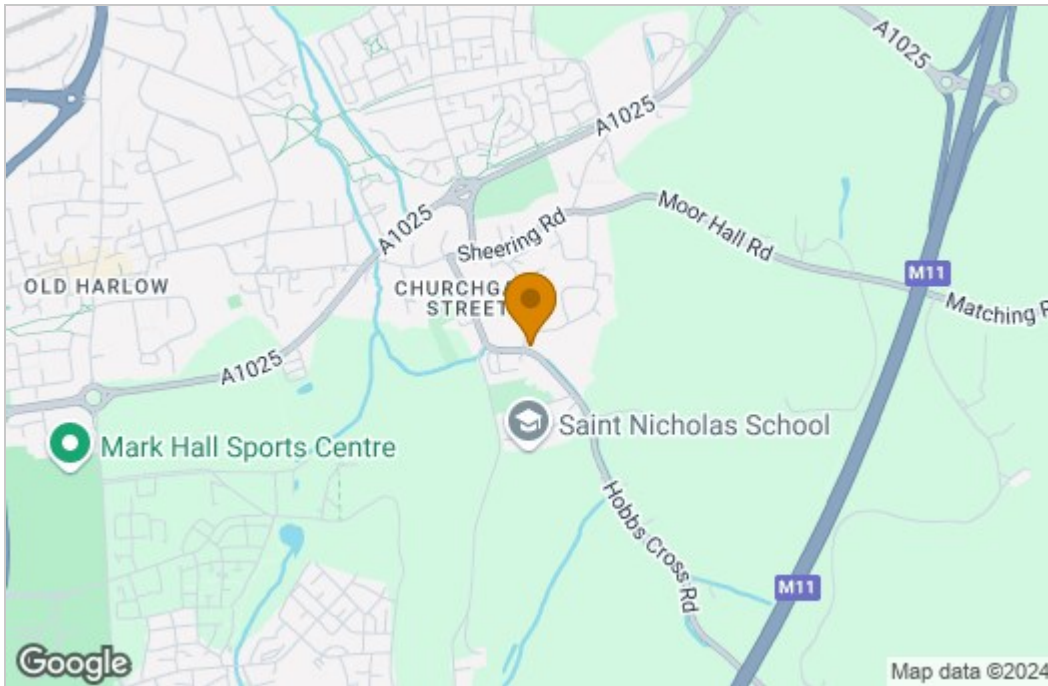


Total area: approx. 80.0 sq. metres (861.3 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.