



FORTUNE & COATES

The People's Estate Agent

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



17 Woodlark Road, Harlow, CM17 0ST

Asking price £575,000

Fortune and Coates are excited to offer to the market this outstanding modern four bedroom detached family home, built in 2021 by Taylor Wimpey situated in the sought after location of Woodlark Road, Gilden Park, Harlow.

The home is well presented throughout and comprises an inviting entrance hallway with storage cupboard. Study/office to the front of the property with shutter blinds, cloakroom/W.C, spacious, bright and airy lounge with bay window and shutters, generous kitchen/dining room with range of modern wall and base units, some integrated appliances, lighting to the kick boards, space for a dining table and french doors that lead to the rear garden.

Upstairs features a primary bedroom with en-suite shower room and three further double bedrooms and a modern part tiled family bathroom.

Outside, the rear garden is mainly laid to lawn with patio area for entertaining and offers side access and door to the garage. To the side of the home is the garage and

Living Room 15'5" x 12'7" (4.72 x 3.85)

Kitchen/Dining Room 10'7" max x 26'5" (3.23 max x 8.07)

Study 10'7" x 6'10" (3.23 x 2.10)

Bedroom 12'4" x 12'7" max (3.76 x 3.86 max)

Bedroom 13'6" x 10'0" max (4.14 x 3.06 max)

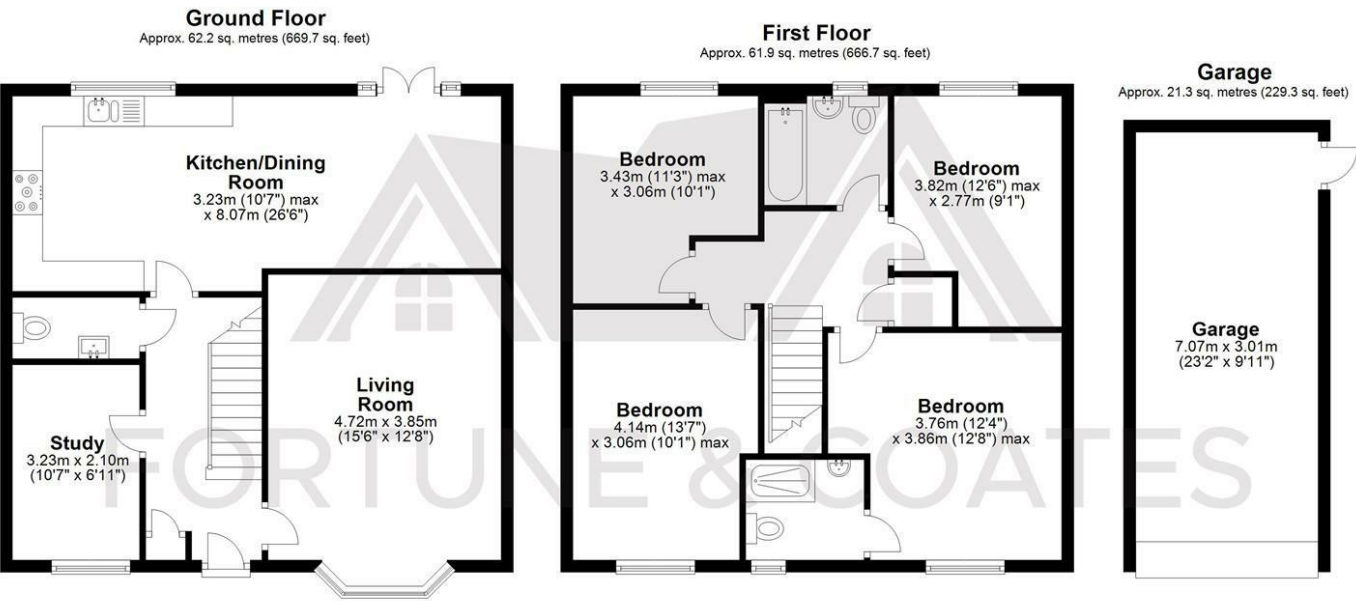
Bedroom 12'6" max x 9'1" (3.82 max x 2.77)

Bedroom 11'3" max x 10'0" (3.43 max x 3.06)

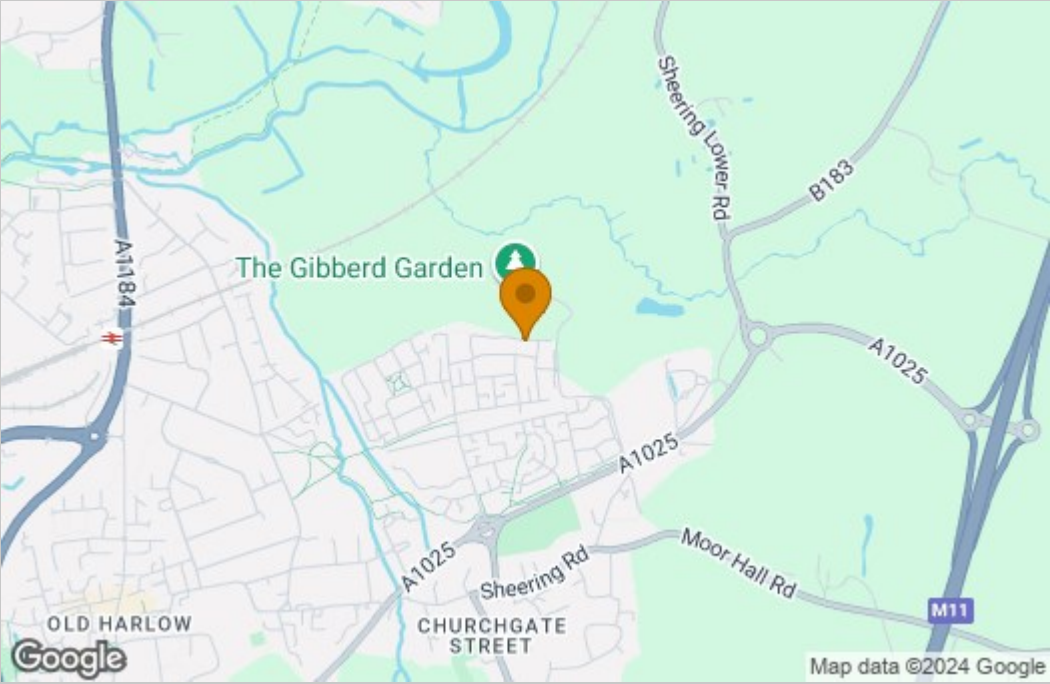
Garage 23'2" x 9'10" (7.07 x 3.01)

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

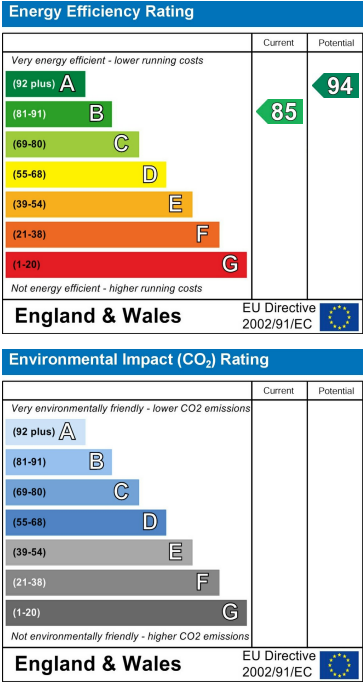
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.