



FORTUNE & COATES

The People's Estate Agent

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9 Hamlet Hill, Harlow, CM19 5LA

Asking price £670,000

Fortune and Coates are proud to present this rarely available four bedroom detached family home situated in the sought after location of Hamlet Hill which is close to local shopping centres, schools, amenities. The current owner has put their mark on it by extending and upgrading throughout their time there, leaving the property in an immaculate condition. The property comprises entrance hall leading to a beautiful, open plan lounge/diner and kitchen with range of wall and base units featuring a stunning island with plenty of workspace. Downstairs also offers a separate utility room with another door leading to the rear of the property, as well as a desirable modern bathroom, unique cinema room, and two well proportioned bedrooms. Upstairs has the pleasure of offering the further two bedrooms, both benefiting from an En-suite and a built in storage area. Outside, the rear garden is laid to patio and lawn, landscaped ideally for entertaining, as well as featuring a well sized garage to the rear. To the front is a larger than average driveway for street parking for multiple vehicles. This home is truly unique and early viewing is advised!!

Lounge 14'10" x 13'11" (4.54 x 4.26)

Sitting/Dining/Family Room 22'9" x 13'11"
(6.94 x 4.25)

Kitchen 13'9" x 13'4" (4.2 x 4.07)

Utility Room 8'8" x 8'6" (2.66 x 2.61)

Bedroom Three 13'11" x 12'11" (4.26 x 3.95)

Bedroom Four 12'11" x 12'0" (3.95 x 3.68)

Bedroom One 20'8" x 14'1" (not including
storage area) (6.32 x 4.30 (not including
storage area))

En-suite Shower Room

Bedroom Two 22'7" x 13'1" (6.89 x 3.99)

En-Suite Shower Room

Please note that these particulars do not
form part of any offer or
contract. All descriptions, photographs and
plans are for guidance
only and should not be relied upon as
statements or representations
of fact. All measurements are approximate.

Floor Plan

