



**FORTUNE & COATES**

The People's Estate Agent

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



**65 Chippingfield, Harlow, CM17 0DL**

**Guide price £500,000**

Guide Price £500,000-£525,000

Fortune and Coates are delighted to offer to the market this exceptional three bedroom end of terraced family home situated in the heart of Old Harlow.

This extended family home has been maintained to a very high standard throughout and comprises an inviting entrance hallway with storage and stairs that lead to the first floor. The beautiful and spacious lounge features a bay window that overlooks the front of the property, feature log burner, underfloor heating and bi-fold doors that lead out to the rear garden. The modern and spacious kitchen/Diner offers a range of bespoke wall and base units with integrated oven, microwave and hob.

Underfloor heating, plumbing for washing machine and space for a fridge/freezer as well as plenty of cupboard space. There is also ample room for family dining/entertaining. The downstairs also offers a cloakroom/W.C.

Lounge 17'6" x 18'1" (5.34 x 5.53)

Kitchen 15'0" x 10'4" (4.59 x 3.16)

Kitchen 6'0" x 9'11" (1.83 x 3.03)

Utility 5'0" x 7'10" (1.53 x 2.39)

Bedroom 13'9" x 9'8" (4.20 x 2.95)

Bedroom 10'2" x 9'8" (3.12 x 2.96)

Bedroom 10'2" x 8'7" (3.10 x 2.63)

Bedroom 12'7 x 8'10 (3.84m x 2.69m)

Outbuilding 19'1 x 11' (5.82m x 3.35m)

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



Chippingfield, Harlow

DETAILS  
Total area: 1486.62 sq ft  
Total area: 138.11 sq m

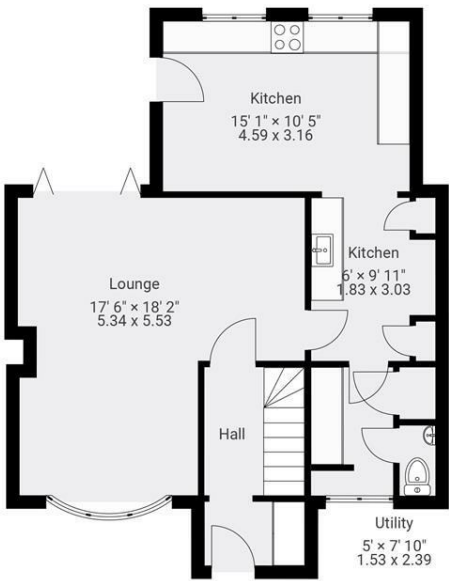
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THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.

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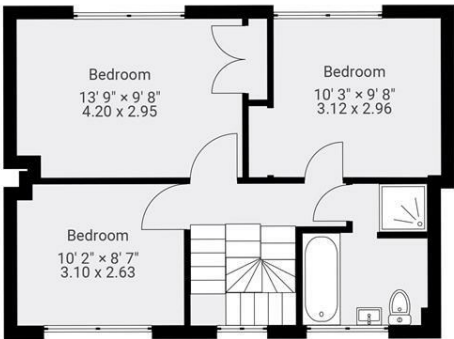
Ground Floor

TOTAL AREA: 612.97 sq ft / 56.95 sq m



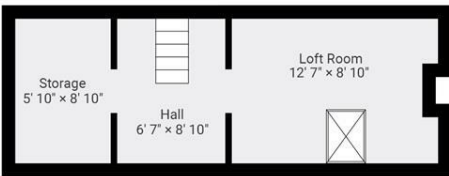
1st Floor

TOTAL AREA: 446.70 sq ft / 41.50 sq m



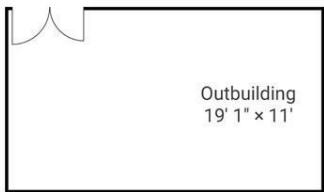
2nd Floor

TOTAL AREA: 217.44 sq ft • LIVING AREA: 109.49 sq ft

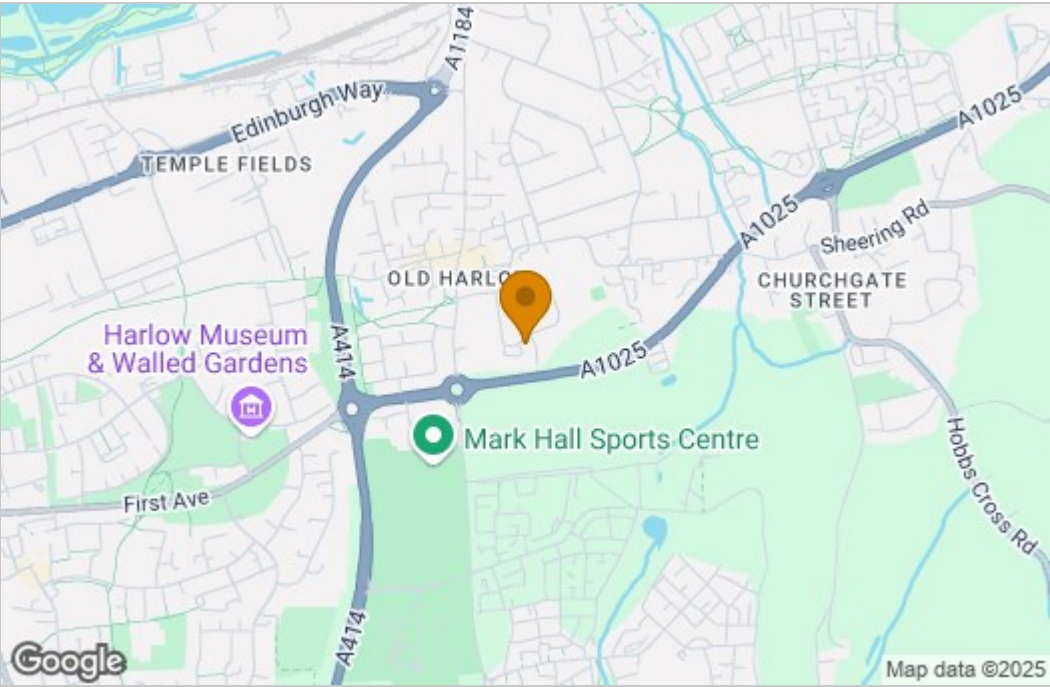


3rd Floor

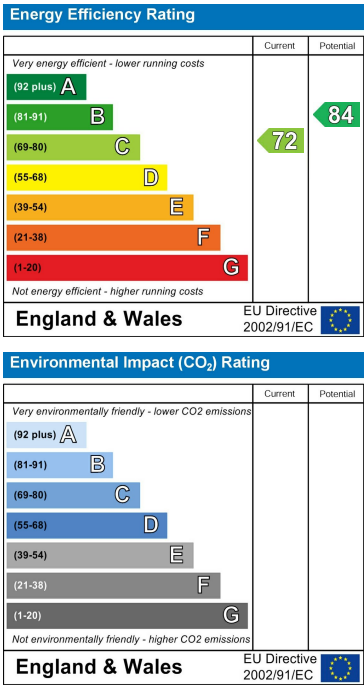
TOTAL AREA: 209.51 sq ft • LIVING AREA: 0.00 sq ft



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.