



FORTUNE & COATES

The People's Estate Agent

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18 Kingsmoor Road, Harlow, CM19 4HP

Guide price £850,000

Guide Price £850,000-£900,000

Fortune and Coates are delighted to offer to the market this unique six bedroom detached family home situated in the popular and convenient location of Kingsmoor Road, Harlow.

This chain free home is an ideal opportunity to make your own and comprises entrance hallway with storage cupboard and stairs that lead to the first floor cloakroom/W.C with shower, door that leads to the vast and bright reception room that follows through to the dining area hosting patio doors that overlook the rear garden. The office/study also overlooks the front of the home and offers plentiful space. Entering the kitchen is a range of original wall and base units and plenty of cupboard space and access to the boiler room and door outside. This home also boasts parquet flooring to most of the downstairs. Upstairs hosts four double

Reception Room 16'3" x 15'10" (4.97 x 4.85)

Dining Room 15'10" x 10'7" (4.85 x 3.25)

Office 14'10" x 13'3" (4.53 x 4.05)

Kitchen 15'7" x 10'7" (4.75 x 3.23)

Second Reception Room 15'0" x 14'3" (4.58 x 4.35)

Boiler Room 7'6" x 5'8" (2.30 x 1.74)

Second Kitchen 11'3" x 7'6" (3.43 x 2.30)

Bedroom 11'1" x 7'8" (3.38 x 2.34)

Bedroom 14'1" x 7'10" (4.31 x 2.40)

Bedroom 16'6" x 15'11" (5.04 x 4.86)

Bedroom 15'11" x 11'4" (4.86 x 3.46)

Bedroom 13'2" x 12'6" (4.02 x 3.83)

Bedroom 11'6" x 10'7" (3.53 x 3.25)

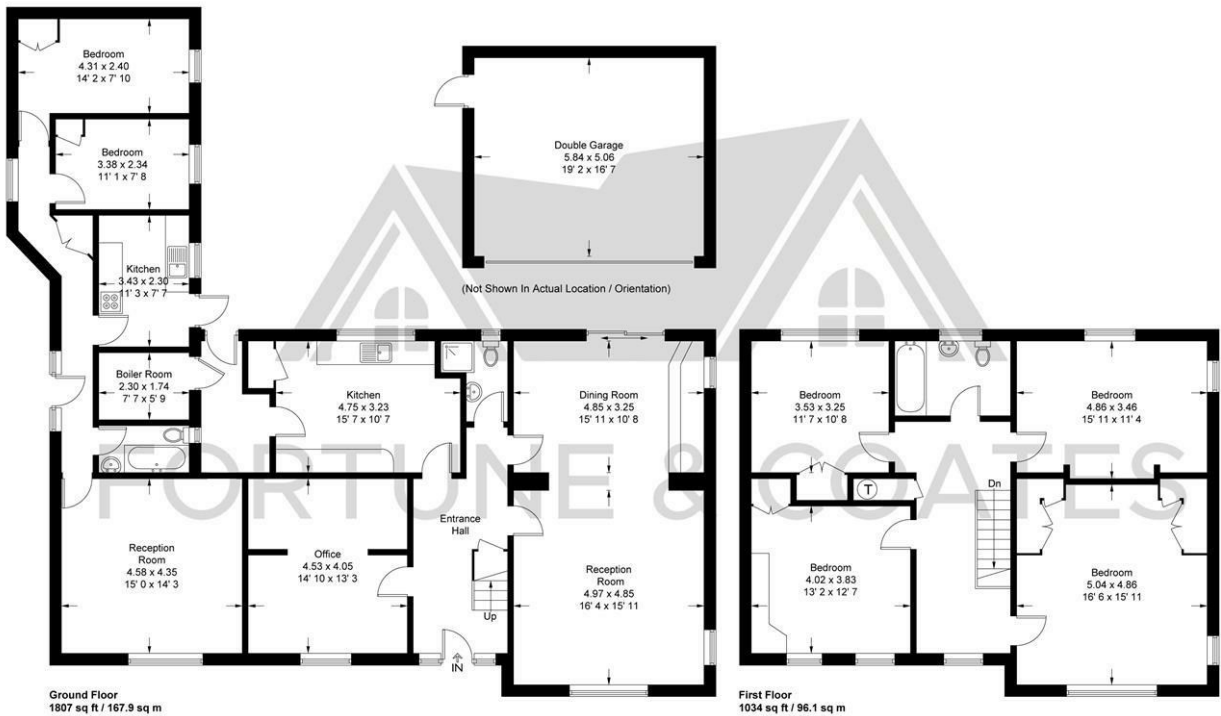
Double Garage 19'1" x 16'7" (5.84 x 5.06)

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

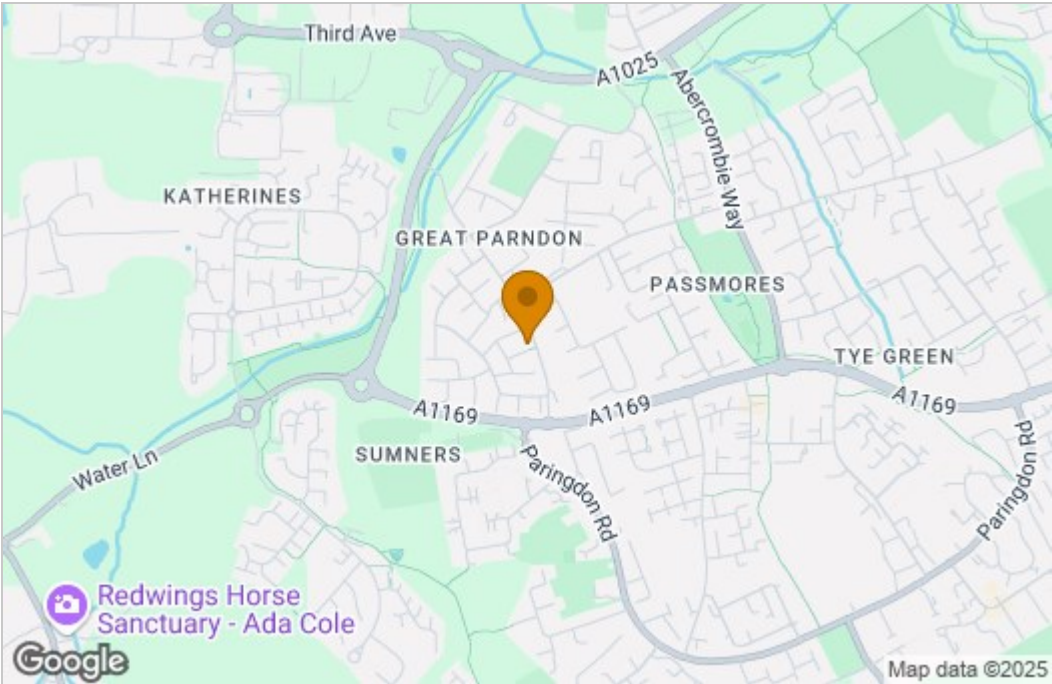
Kingsmoor Road

Approximate Gross Internal Area = 2841 sq ft / 264 sq m
Garage = 320 sq ft / 29.7 sq m
Total = 3161 sq ft / 293.7 sq m

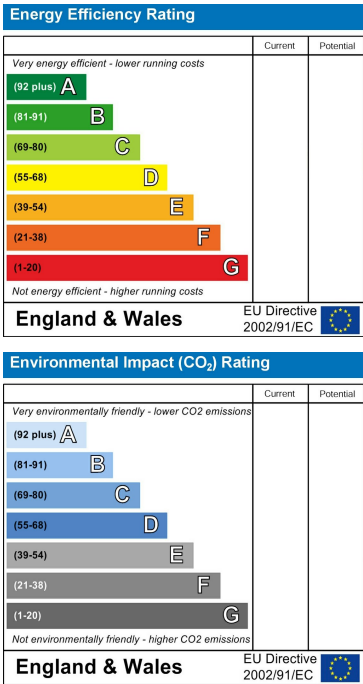


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Area Map



Energy Efficiency Graph



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