FORTUNE & COATES

The People's Estate Agent

10 Huntley Road
, Harlow, CM20 2PR

Fortune and Coates are delighted to offer to the market this lovely three bedroom end terrace family home situated in the popular location of Huntley road, Harlow.

This contemporary home was built in 2020 and is presented to a high standard throughout and comprises entrance hallway with cloakroom/W.C and storage. The modern kitchen/diner overlooks the front of the home and hosts a range of modern wall and base units, integrated oven and hob, plenty of cupboards and space for dining table. The lounge offers lots of natural light and space with french doors that lead out to the rear garden.
Upstairs, the first floor features two double bedrooms, a modern family bathroom and separate study/dressing room. The top floor offers an impressive primary

Asking price £450,000

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, Harlow, CM20 2PR

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- Three Bedroom Town House
- Ground Floor Cloakroom/W.C
- Close To Amenities And Harlow Town Train Station
- Fabulous Location
- Over Three Floors
- Viewing Advised
- En- Suite To Primary Bedroom
- Two Allocated Parking Spaces

Kitchen/Diner
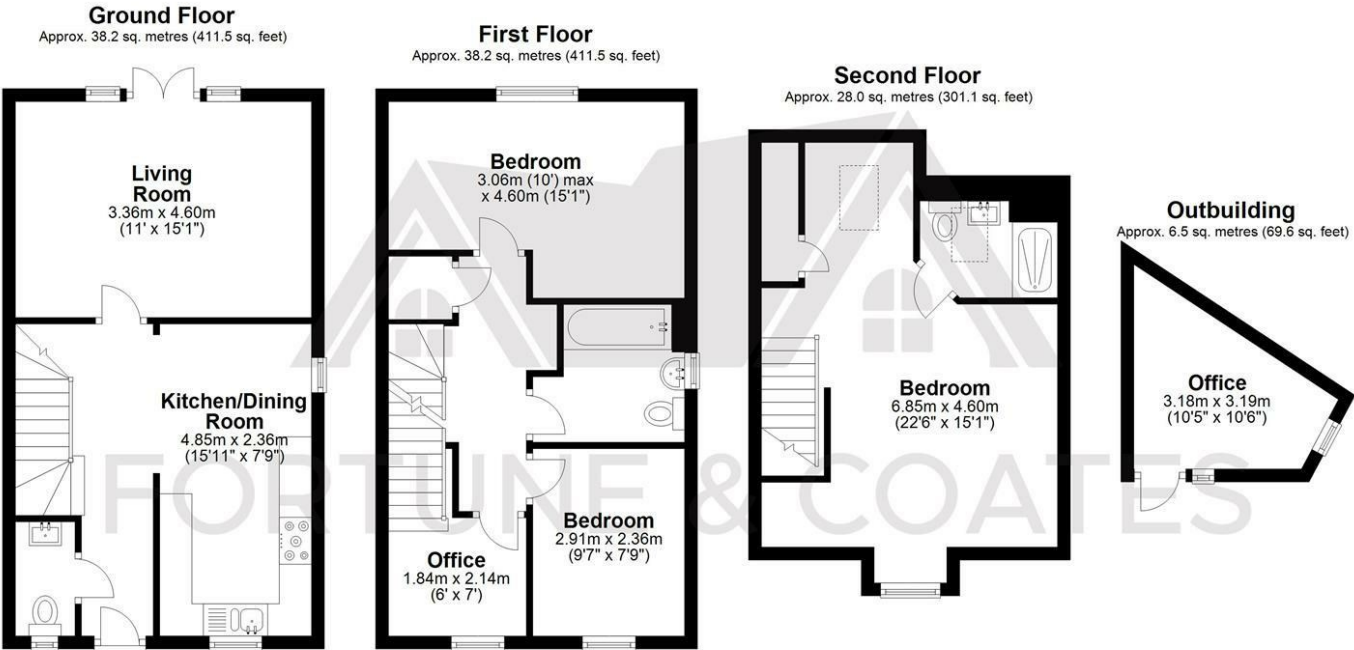
Lounge

Bedroom

Bedroom

Bedroom

Primary Bedroom

Directions

Floor Plan

Ground Floor
Approx. 38.2 sq. metres (411.5 sq. feet)

Living Room
3.36m x 4.60m
(11' x 15'1")

Kitchen/Dining Room
4.85m x 2.36m
(15'11" x 7'9")

First Floor
Approx. 38.2 sq. metres (411.5 sq. feet)

Bedroom
3.06m (10') max
x 4.60m (15'1")

Office
1.84m x 2.14m
(6' x 7')

Bedroom
2.91m x 2.36m
(9'7" x 7'9")

Second Floor
Approx. 28.0 sq. metres (301.1 sq. feet)

Bedroom
6.85m x 4.60m
(22'6" x 15'1")

Outbuilding
Approx. 6.5 sq. metres (69.6 sq. feet)

Office
3.18m x 3.19m
(10'5" x 10'6")

Total area: approx. 110.9 sq. metres (1193.6 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
Plan produced using PlanUp.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	84	95

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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