



**FORTUNE & COATES**

The People's Estate Agent

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



**64 Hookfield, Harlow, CM18 6QQ**

**Offers in excess of £450,000**

Fortune and Coates are delighted to welcome to the market this lovely four bedroom corner house situated in the popular and convenient location of Hookfield, Harlow.

This home is well maintained throughout with many gems included and comprises Front door that leads through to the entrance way that opens into a unique sitting room which could be utilised as a lounge, dining room or reception room. The living room is spacious and bright with wood burning fire, patio doors and door that leads to the large sunny conservatory with ceiling fan and french doors that opens to the rear garden. The bespoke fitted kitchen and utility room has a range of wall and base units with space for a range cooker, fridge/freezer, space for other utilities, plumbing for a washing machine and ample cupboard space. There is also the benefit of a cloakroom/W.C to the ground floor.

Upstairs boasts four generous bedrooms with three of them being double in size with fitted wardrobes and a modern family bathroom with in bath power shower.

Living Room 19'1" x 10'5" (5.84 x 3.18)

Sitting Room 11'8" x 19'5" (3.58 x 5.92)

Kitchen 7'1" x 11'3" max (2.16 x 3.43 max)

Utility Room 11'11" x 6'11" (3.64 x 2.12)

Conservatory 12'4" x 12'2" (3.76 x 3.73)

Bedroom 9'10" x 11'1" (3.0 x 3.39)

Bedroom 12'9" x 9'4" max (3.89 x 2.85 max)

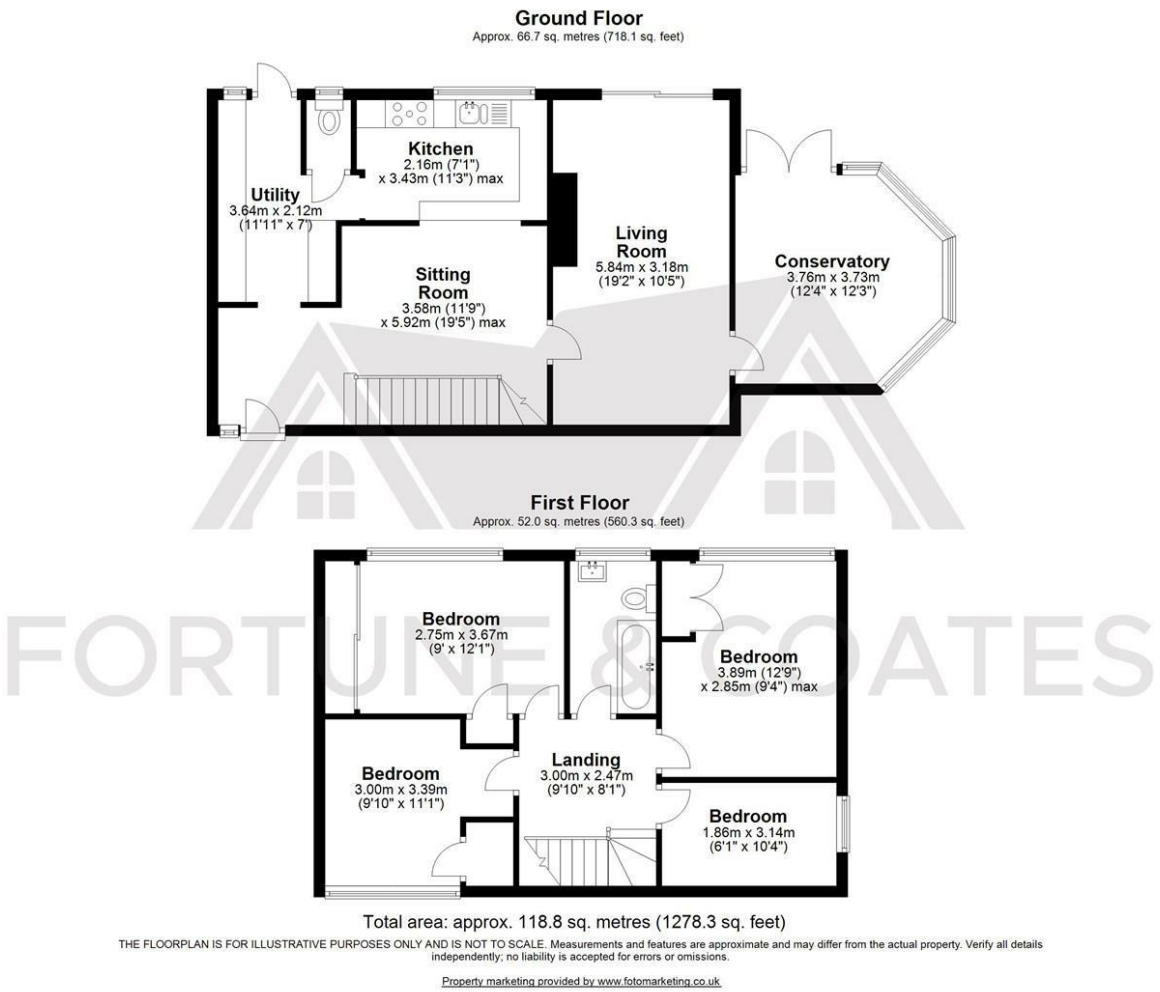
Bedroom 9'0" x 12'0" (2.75 x 3.67)

Bedroom 6'1" x 10'3" (1.86 x 3.14)

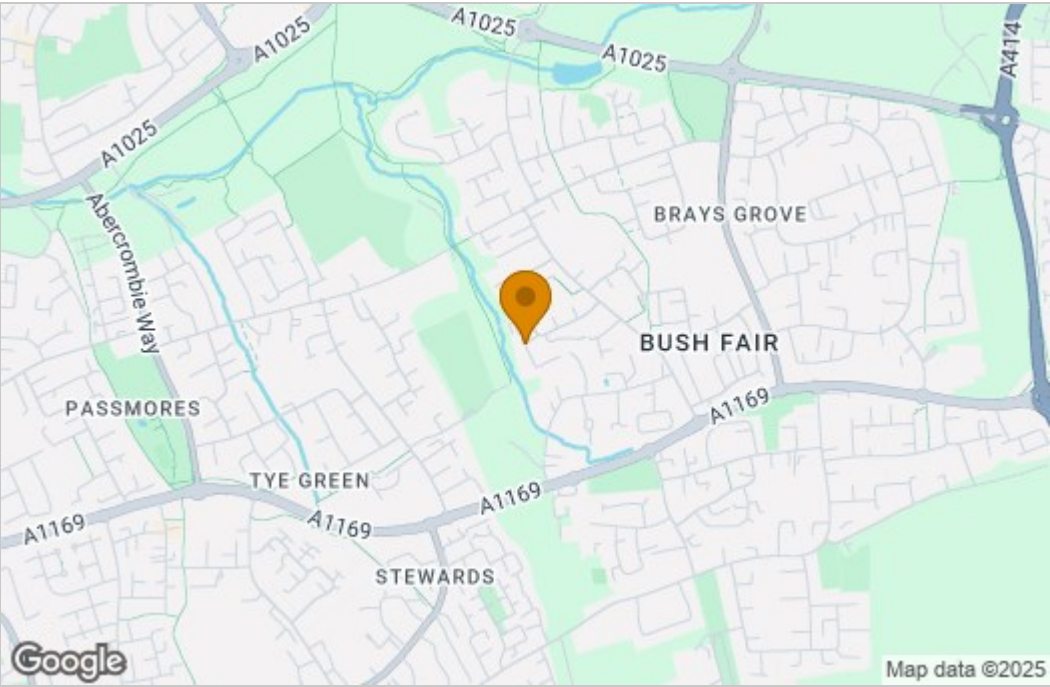
## Garage

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.

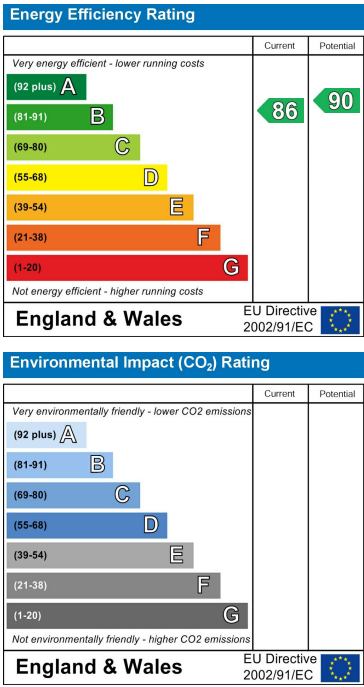
Floor Plan



Area Map



Energy Efficiency Graph



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