



**FORTUNE & COATES**

The People's Estate Agent

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**54 Westbury Rise, Harlow, CM17 9NS**

**Asking price £425,000**

Fortune and Coates are delighted to offer to the market this three bedroom semi detached family home situated in the highly sought after Cul de sac location of Westbury Rise, Church Langley, Harlow.

The property is well maintained throughout from the current owners and comprises entrance hallway with cloakroom/W.C and leads to the lounge which has lots of natural light and plenty of space. The dining area offers space for a dining table and views out to the rear garden via the patio doors.

The modern kitchen hosts a range of wall and base units, integrated oven and hob, plumbing for a washing machine, plenty of cupboard space and fitted boiler. Upstairs there are three well proportioned bedrooms with the primary hosting fitted wardrobes and family bathroom.

Outside, the south facing rear garden is mainly laid to lawn with summer house and patio area for entertaining and to the front is a garage which offers power and light

Lounge 12'6" x 12'9" (3.82 x 3.89)

Kitchen 9'4" x 7'5" (2.87 x 2.28)

Dining Room 9'4" x 8'2" (2.87 x 2.49)

Garage 17'3" x 10'1" (5.26 x 3.08)

Bedroom 10'0" x 9'2" (3.05 x 2.81)

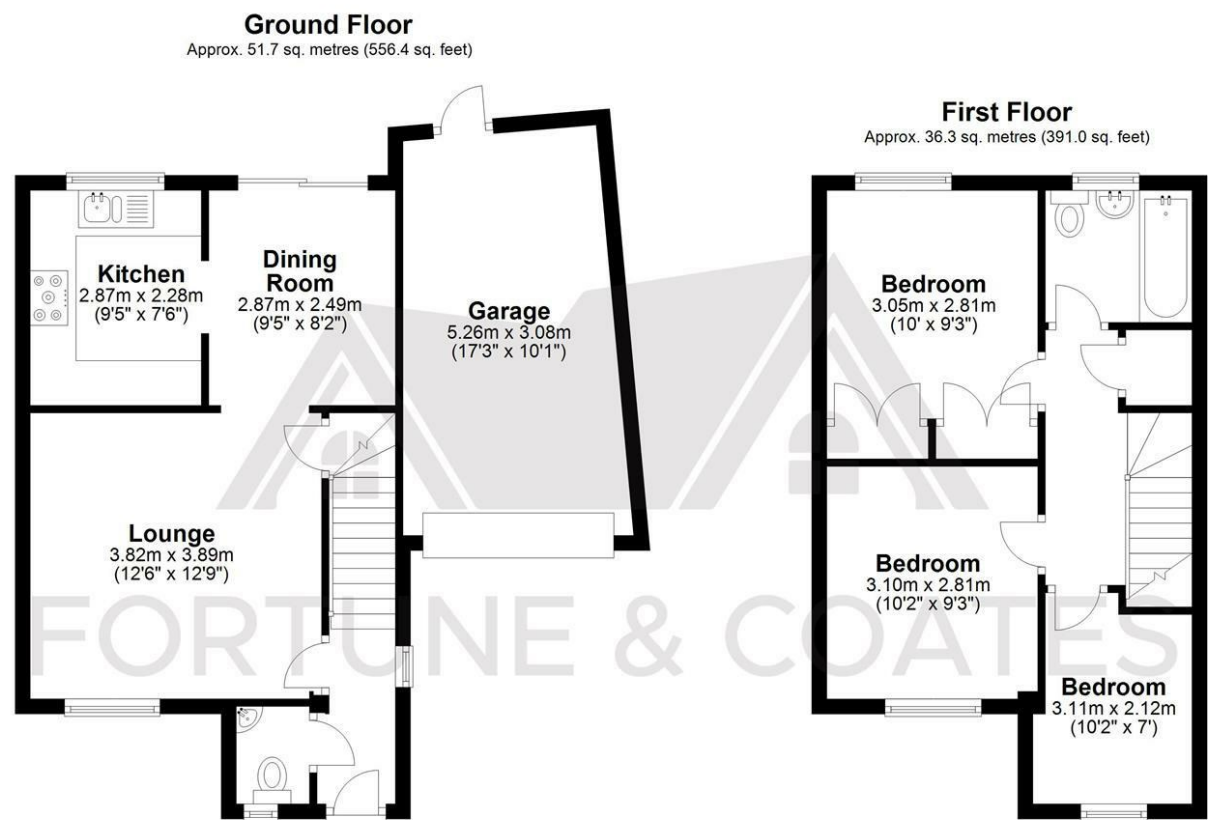
Bedroom 10'2" x 9'2" (3.10 x 2.81)

Bedroom 10'2" x 6'11" (3.11 x 2.12)

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



Total area: approx. 88.0 sq. metres (947.4 sq. feet)

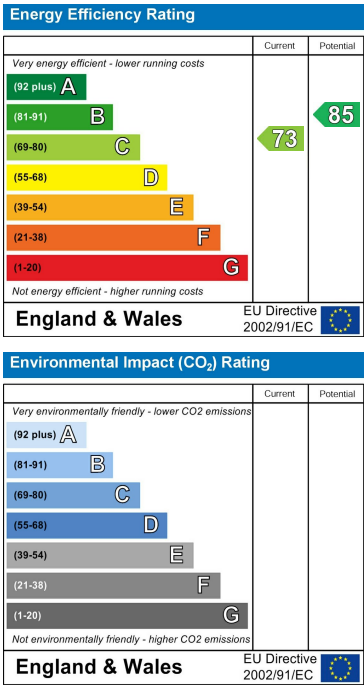
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Area Map



Energy Efficiency Graph



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