



FORTUNE & COATES

The People's Estate Agent

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



11 Burnside Terrace, Hobbs Cross Road, Harlow, CM17 0LA

Asking price £450,000

Fortune and Coates are excited to offer to the market this exceptional three bedroom extended semi detached family home situated in the highly sought after location of Burnside Terrace, Hobbs Cross Road, Churchgate Street, Harlow.

This home has been extended and is presented to a very high standard throughout and comprises an inviting entrance hallway with stairs to the first floor. The open plan living room/reception room with dual aspects, beautiful flooring, walk in cupboard and lots of natural light and leads through to the bespoke kitchen with range of integrated appliances including oven and hob, space for american fridge/freezer, island/breakfast bar and plenty of storage space. The dining and family area offers room for family and formal dining and hosts a skylight and bi-fold doors that overlook the rear garden. Off of the kitchen is a very convenient utility room and shower room with W.C that houses the washing machine and tumble dryer. Upstairs features three well proportioned bedrooms and a modern family bathroom with part tiled

Reception Room 18'0" x 13'5" (5.49 x 4.11)

Kitchen/Breakfast Room 18'6" x 16'6" (5.64 x 5.03)

Shower Room/Utility

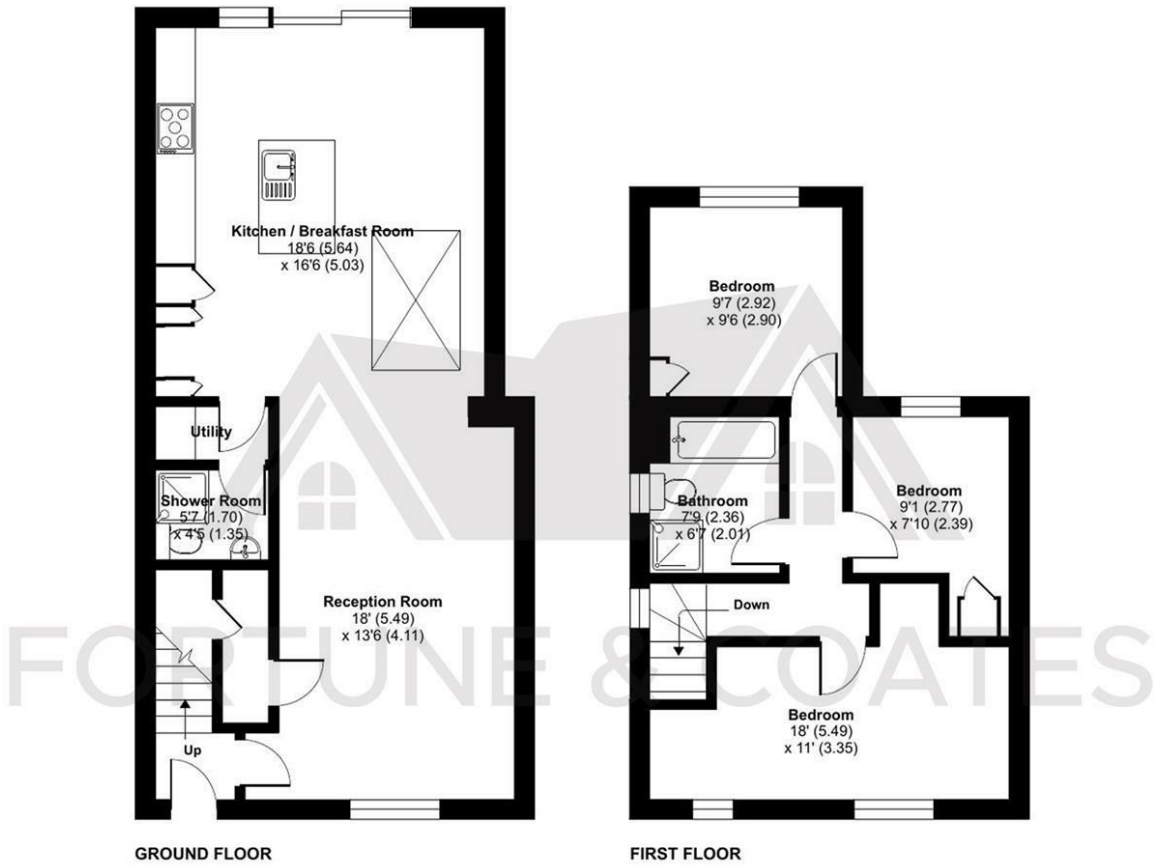
Bedroom 18'0" x 10'11" (5.49 x 3.35)

Bedroom 9'1" x 7'10" (2.77 x 2.39)

Bedroom 9'6" x 9'6" (2.92 x 2.90)

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

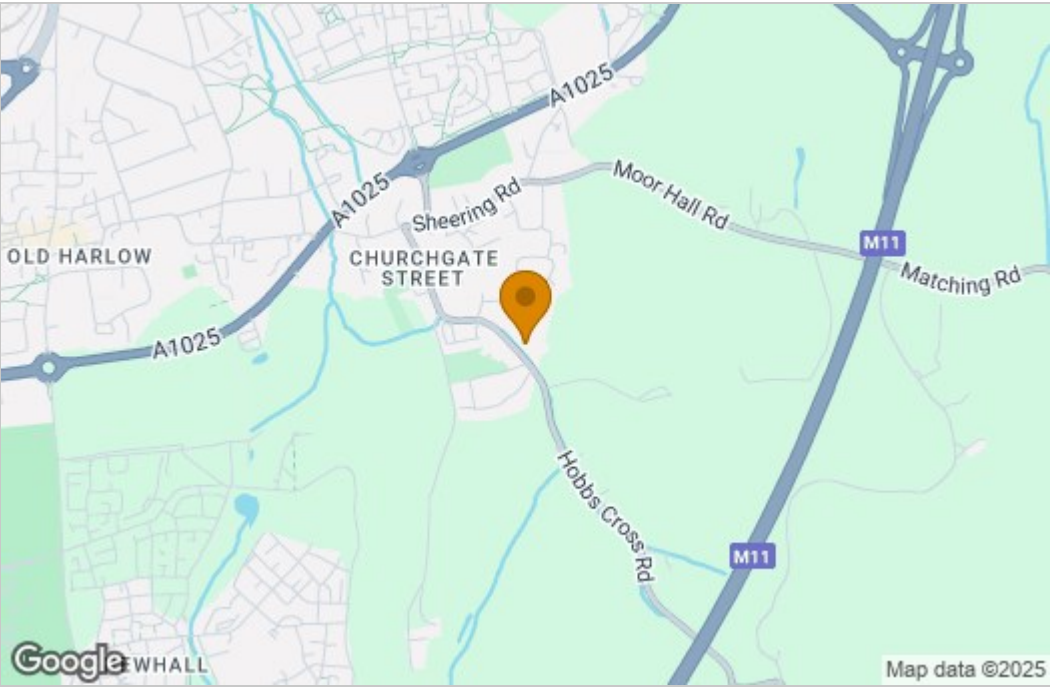


Total area: approx. 103.5 sq. metres (1114.3 sq. feet)

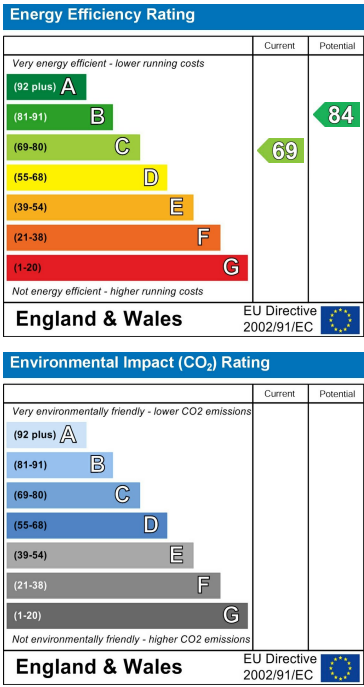
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

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.