



FORTUNE & COATES

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1 Gadwall Close, Harlow, CM17 0GL

Guide price £450,000

Fortune and Coates are pleased to welcome to the market this immaculately presented three bedroom detached family home located in the sought after Gadwall close, Gilden Park, Harlow.

The very well presented property comprises an inviting entrance hallway with storage, cloakroom/W.C, and stairs to the first floor, lounge with dual aspects and lots of natural light, spacious and bright modern kitchen/dining room with range of wall and base units, some integrated appliances, french doors that lead to the rear garden and ample space for a dining table for evening entertaining.

Upstairs, there are three, well proportioned bedrooms with the primary bedroom boasting an en-suite shower room and a family bathroom. Outside, the rear garden is mainly laid to lawn with a collection of shrubs and plants around the border and a patio area and rear access. To the front of the home is off street parking for two

Lounge 16'0" x 10'0" (4.89 x 3.07)

Kitchen/Diner 16'0" x 10'4" (4.89 x 3.16)

Bedroom 12'7" x 8'8" (3.86 x 2.66)

En-Suite

Bedroom 8'5" x 10'0" (2.59 x 3.07)

Bedroom 7'2" x 6'8" (2.2 x 2.04)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

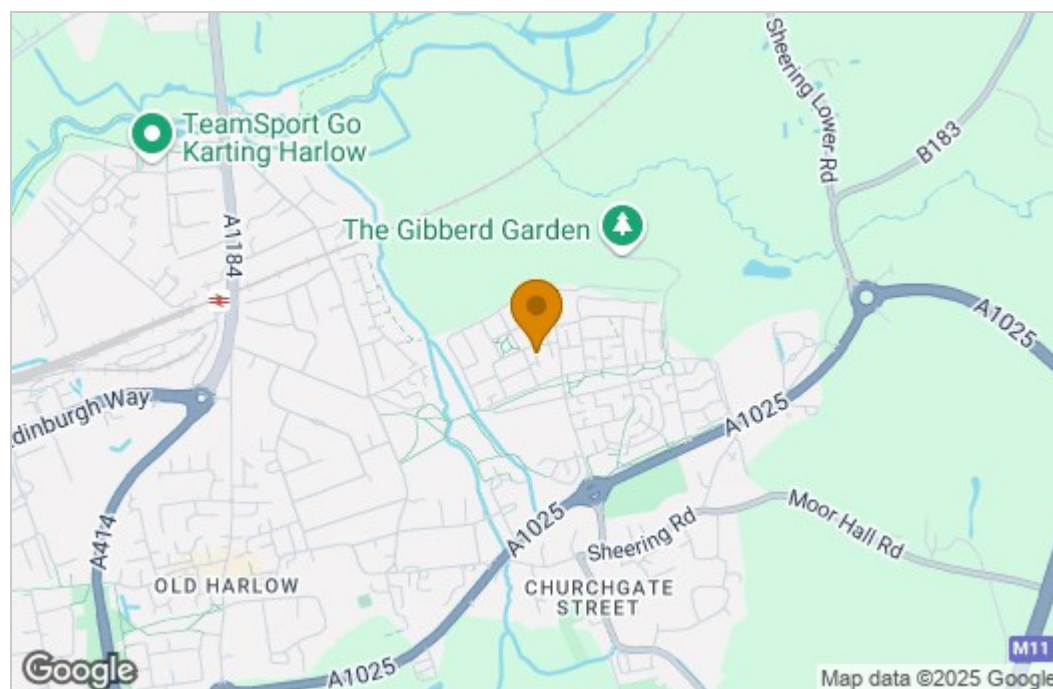


Total area: approx. 81.6 sq. metres (878.6 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>83</p>	<p>95</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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