









14 Hawkenbury, Harlow, CM19 4HY

Asking price £500,000

Fortune and Coates are delighted to welcome to the market this wonderful extended three bedroom semi-detached family home situated in the highly sought after location of Hawkenbury, Harlow that is being offered with no onward chain.

This lovely un-overlooked home backs directly onto Rectory playing fields and has been with the same family since 1962 and has been lovingly looked after and cared for.

The home comprises an inviting entrance that leads to an inner hallway that offers a wet-room with w.c and stairs to the first floor. The dining room faces the front of the home and has a lot of natural light and is perfect for formal and family dining. Leading through to the living room via the french doors with ample space for comfort and offers patio doors that lead to the rear garden. The larger than average kitchen with a range of wall and base units with integrated oven and hob, plumbing for

Living Room 18'10" x 11'10" (5.76 x 3.62)

Dining Room 13'6" x 11'10" (4.13 x 3.62)

Kitchen 7'7" x 11'5" (2.32 x 3.48)

Study 7'1" x 8'5" (2.16 x 2.59)

Bedroom 12'3" x 11'10" (3.74 x 3.62)

Bedroom 8'7" x 11'0" (2.62 x 3.36)

Bedroom 9'3" x 7'11" (2.83 x 2.43)

Garage 13'8" x 8'9" (4.18 x 2.69)

AGENT NOTE: The information provided about this property does not constitute or form part of an

offer or contract, nor may be 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.

Ground Floor Approx. 83.7 sq. metres (900.5 sq. feet) First Floor Approx. 39.2 sq. metres (421.9 sq. feet) Living Room Store Kitchen 2.32m x 3.48m (7'7" x 11'5") **Bedroom** 2.62m x 3.36m (8'7" x 11') Store Study × 2.59m 2.16m x 2.59r (7'1" x 8'6") Garage 4.18m x 2.69m (13'9" x 8'10") Dining Room 4.13m x 3.62m (13'6" x 11'11") Bedroom 3.74m x 3.62m (12'3" x 11'11") **Entrance** Bedroom 2.83m x 2.43m (9'3" x 8') Hall

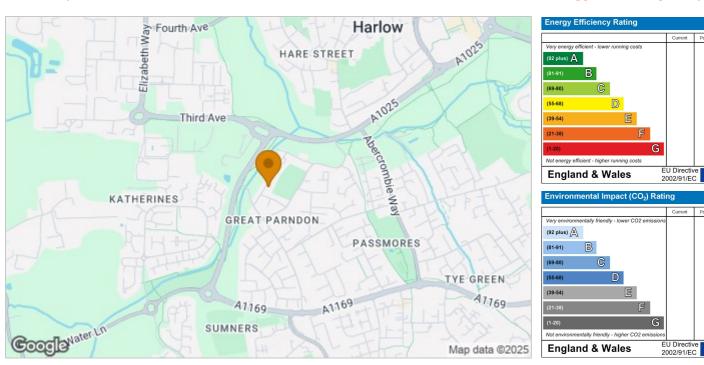
Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

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

Energy Efficiency Graph

Area Map



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.