



**FORTUNE & COATES**

The People's Estate Agent

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



### 3 Paddock Mead, Harlow, CM18 7RP

**Guide price £475,000**

Guide price £475,000-£500,000.

Fortune and Coates are delighted to welcome to the market this lovely extended four bedroom link detached family home situated in the sought after and convenient location of Paddock Mead, Harlow.

This home offers the perfect opportunity to put your own mark on it! Internally comprises an inviting entrance hallway with cloakroom/W.C and stairs to the first floor. The generous, spacious and bright open plan lounge/diner features parquet flooring, dual aspects with patio doors that overlook the rear garden. Leading through to the kitchen with a range of wall and base units with integrated oven, hob, space for an under counter fridge and plenty of storage cupboards with door outside. The further kitchen/utility room is accessed via the garden and would make a fabulous home office/den. Upstairs, the primary bedroom is a considerable size with dual

Lounge/Dining Room 11'0" x 25'5" (3.36 x 7.75)

Kitchen 7'8" x 12'9" (2.36 x 3.91)

Kitchen/Utility Room 7'6" x 11'9" (2.29 x 3.59)

Garage 8'2" x 13'6" (2.49 x 4.13)

Bedroom 8'1" x 25'7" (2.47 x 7.81)

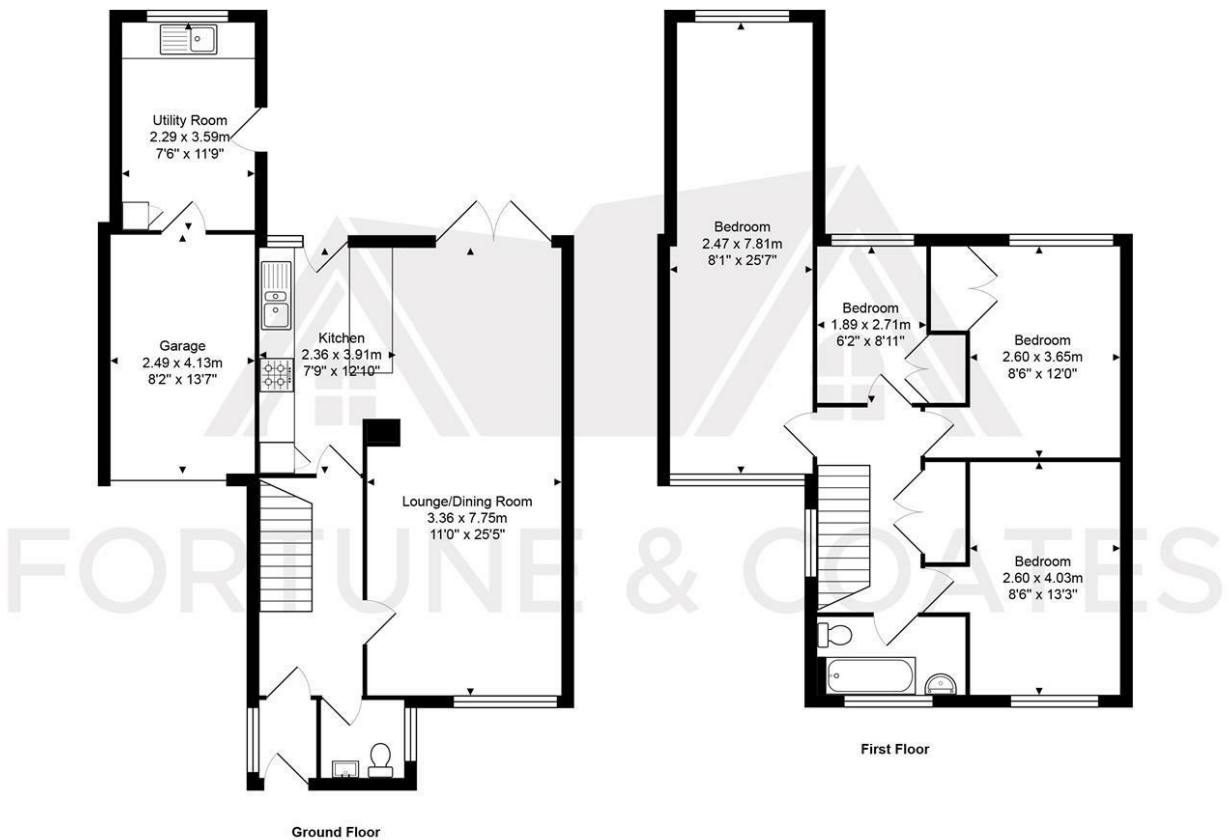
Bedroom 8'6" x 13'2" (2.60 x 4.03)

Bedroom 8'6" x 11'11" (2.60 x 3.65)

Bedroom 6'2" x 8'10" (1.89 x 2.71)

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. 122.9 m<sup>2</sup> ... 1323 ft<sup>2</sup>

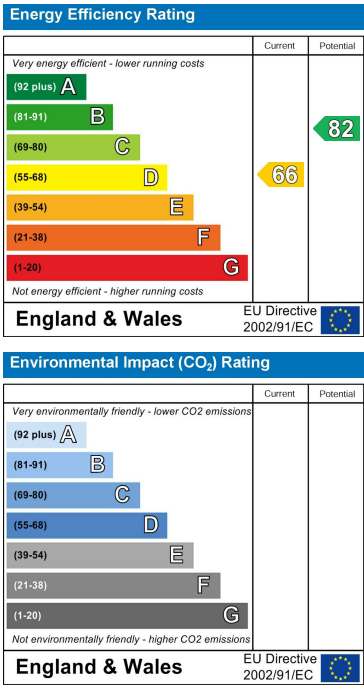
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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