



**FORTUNE & COATES**

The People's Estate Agent

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



**99 Burley Hill, Harlow, CM17 9QH**

**Offers in excess of £535,000**

Fortune and Coates are delighted to offer to the market this four-bedroom family home situated in the sought after cul-de-sac turning of Burley Hill in Church Langley, Harlow.

This home is presented to a very high standard and comprises an inviting entrance hallway with stairs to the first floor added storage, access to the downstairs W/C and to all the downstairs rooms.

The luxurious living room has an inviting ambiance and cosy feel to it with a featured fireplace. The modern spacious kitchen/diner comprises of sleek cabinetry which are mainly wall and base units with integrated oven and hob and French patio doors opening out into the orangery. Connecting onto the kitchen is the utility room

Lounge 11'9" x 16'6" (3.59 x 5.03)

Kitchen/diner 22'4" x 8'11" (6.81 x 2.73)

Garage 9'8" x 17'2" (2.95 x 5.24)

Utility 6'1" x 8'0" (1.85m x 2.44m)

Orangery 10'5" x 9'3" (3.18 x 2.84)

Bedroom 9'8" x 23'3" (2.96 x 7.09)

Bedroom 11'8" x 10'9" (3.57 x 3.28)

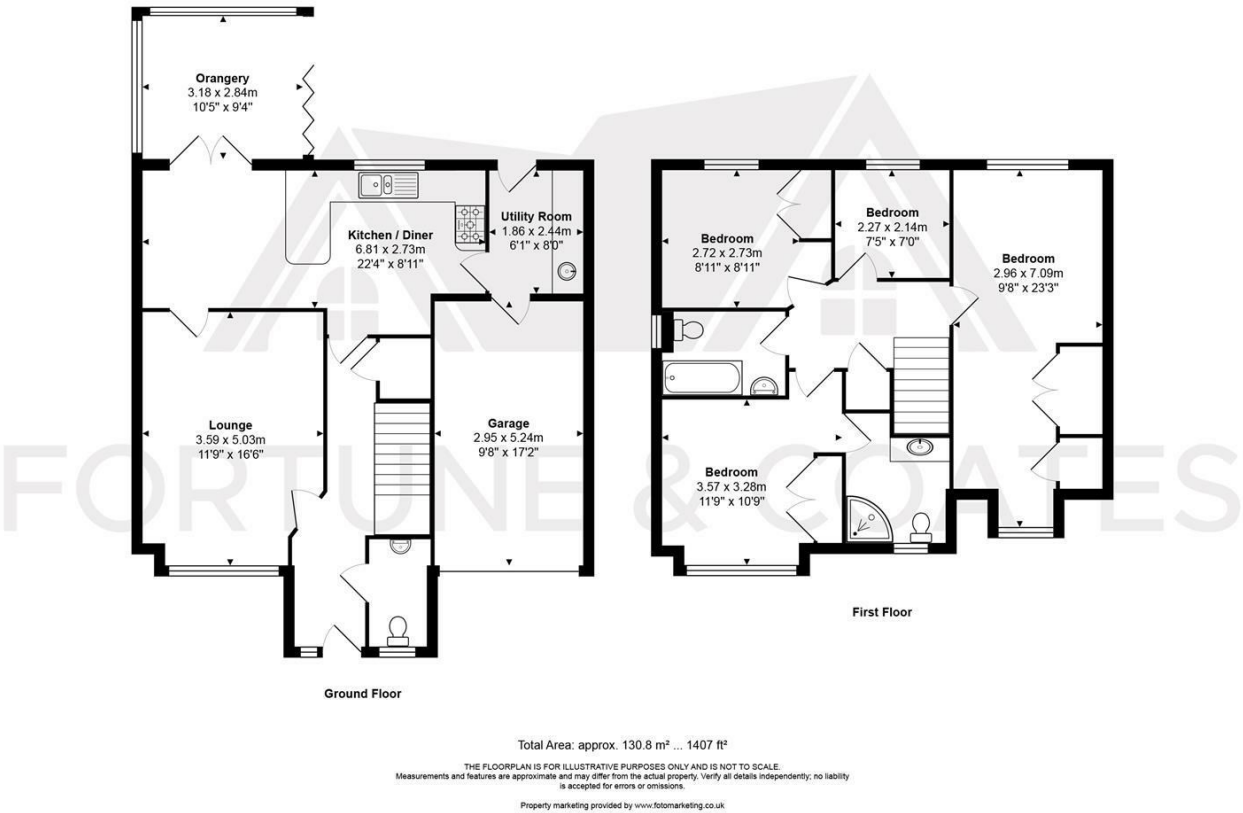
Bedroom 8'11" x 8'11" (2.72 x 2.73)

Bedroom 7'5" x 7'0" (2.27 x 2.14)

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.



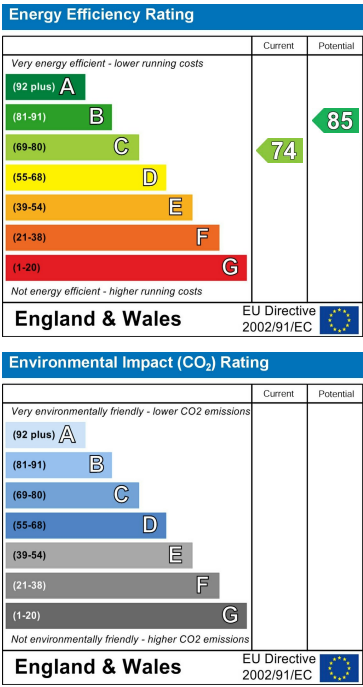
Floor Plan



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.