



**FORTUNE & COATES**

The People's Estate Agent

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**25 Challinor, Harlow, CM17 9XA**

**Offers in excess of £550,000**

Fortune and Coates are delighted to welcome to the market this lovely four bed detached family home situated in the sought after location of Challinor, Harlow.

Upon entering, you are greeted by an inviting entrance hallway with wooden effect flooring, which seamlessly connects to the spacious lounge, a convenient downstairs W/C, and a well-equipped utility room. The utility room provides ample space for a freestanding fridge/freezer, plumbing for a washing machine, and additional room for a tumble dryer.

The heart of the home is the expansive open-plan lounge and dining room, where natural light floods in through French doors that open onto a lovely conservatory, creating an ideal space for relaxation and entertaining. The modern kitchen features sleek wall and base units complemented by a quartz effect worktop and stylish tiled

Living room 10'11" x 23'2" (3.33 x 7.07)

Kitchen 11'8" x 9'3" (3.58 x 2.83)

Conservatory 10'0" x 12'4" (3.05 x 3.77)

Utility room 8'5" x 11'6" (2.58 x 3.52)

Garage 8'5" x 3'7" (2.58 x 1.11)

Bedroom 10'1" x 9'5" (3.09 x 2.89)

Bedroom 10'1" x 9'0" (3.09 x 2.76)

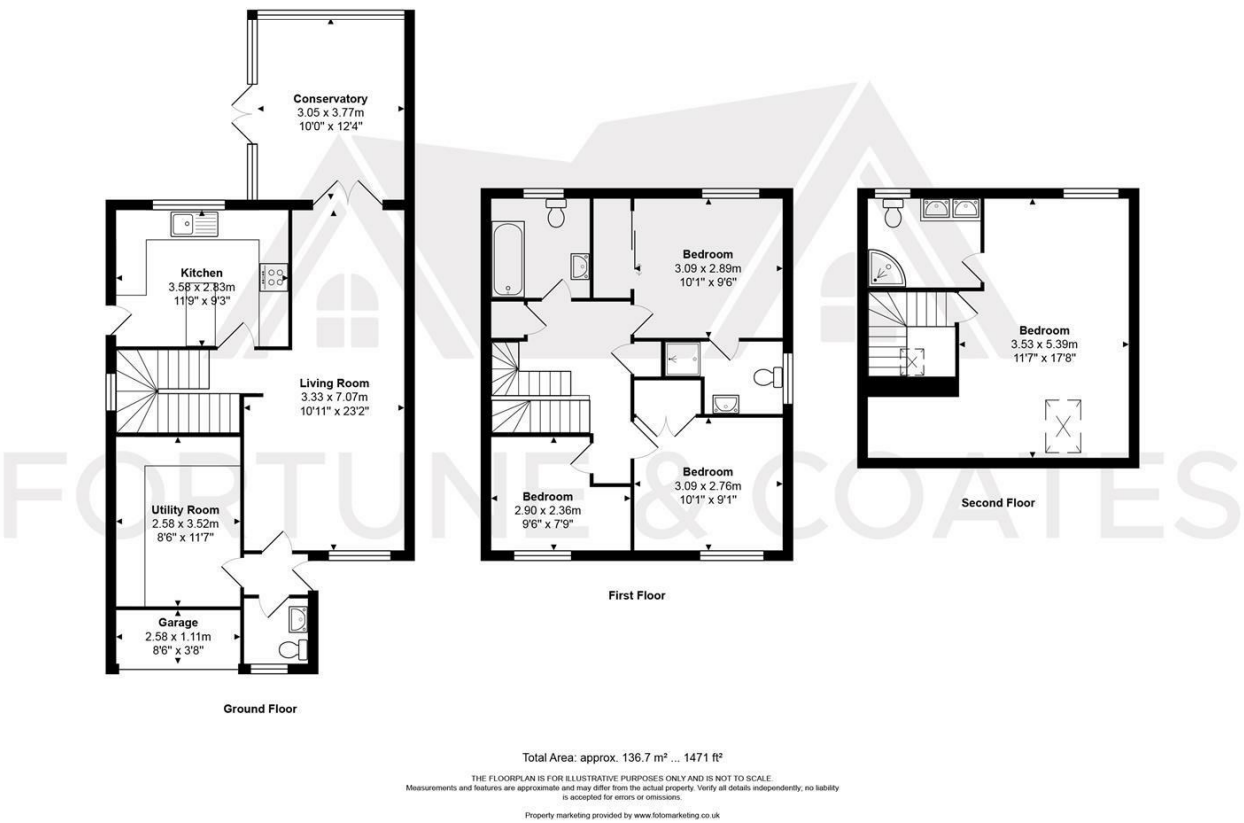
Bedroom 9'6" x 7'8" (2.90 x 2.36)

Bedroom 11'6" x 17'8" (3.53 x 5.39)

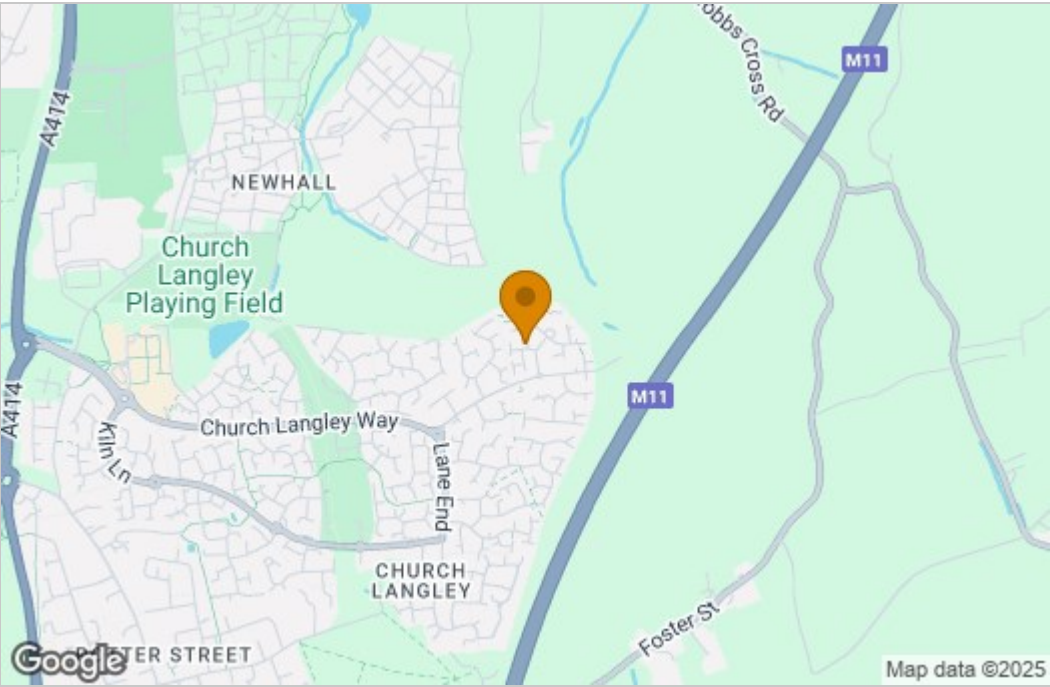
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property 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.



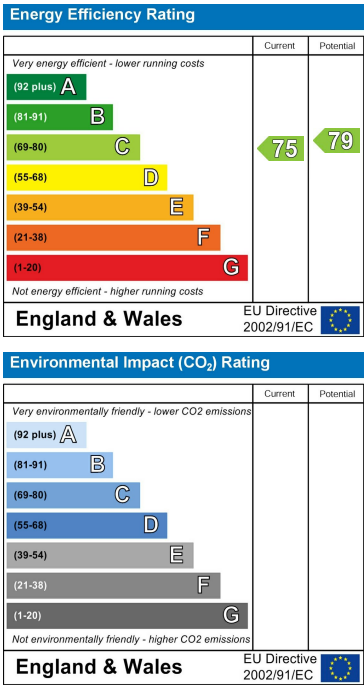
Floor Plan



Area Map



Energy Efficiency Graph



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