



**FORTUNE & COATES**

The People's Estate Agent

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



## Ark Royal Carters Green, Harlow, CM17 0NX

**£800,000**

Fortune and Coates are excited to offer to the market this unique redevelopment project of a three-bedroom detached family home situated in the sought after location of Matching Tye, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious dining room and a cosy TV room. The dining room is bright and airy, seamlessly connecting to the living room, creating an excellent space for entertaining family and friends.

The kitchen has a range of wall and base units, space for a cooker and fridge. Adjacent to the kitchen is a utility room, which features additional cupboards and plumbing for a washing machine, along with a door that opens out to the rear garden. The ground floor also has a convenient storage room that leads into a private

Living room 11'10" x 15'1" (3.62 x 4.62)

Dining room 11'10" x 10'2" (3.62 x 3.12)

Tv room 10'1" x 10'2" (3.08 x 3.12)

Kitchen 14'9" x 8'3" (4.50 x 2.53)

Utility room 14'8" x 5'4" (4.48 x 1.65)

Store 6'1" x 5'4" (1.87 x 1.65)

Study 6'1" x 5'0" (1.87 x 1.53)

Bedroom 12'2" x 14'3" (3.71 x 4.35)

Bedroom 10'11" x 11'2" (3.34 x 3.42)

Bedroom 10'0" x 7'11" (3.06 x 2.42)

Lounge/Kitchen 22'7" x 9'8" (6.90 x 2.96)

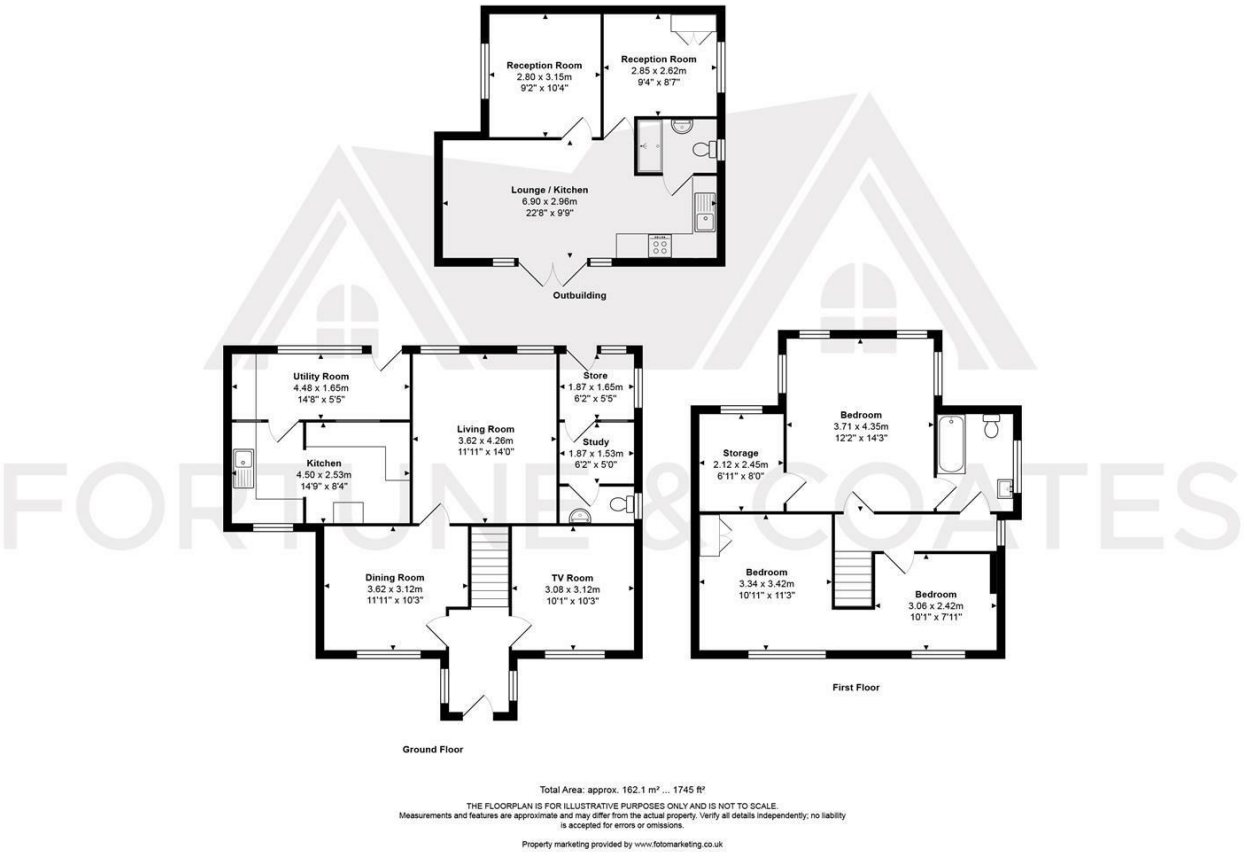
Reception room 9'2" x 10'4" (2.80 x 3.15)

Reception room 9'4" x 8'7" (2.85 x 2.62)

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.



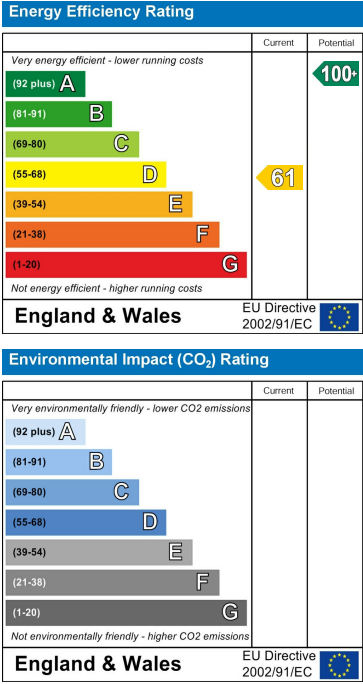
Floor Plan



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.