



**FORTUNE & COATES**

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**160 Challinor, Harlow, CM17 9XE**

**Guide price £440,000**

Guide Price £440,000-£450,000. Fortune and Coates are excited to welcome to the market this outstanding three bedroom semi-detached family home situated in the sought after location of Challinor, Harlow.

Upon entering, you are welcomed by an entrance hallway that leads to a practical downstairs W/C, ideal for both guests and family members. The living room is bright and airy, filled with natural light and features stairs that ascend to the first floor, along with direct access to the kitchen.

The stylish kitchen is a true highlight of the home, boasting an arrangement of wall and base units that provide ample storage. It is equipped with an integrated oven and hob, as well as space for a fridge/freezer, making it a highly functional area. The extended section of the kitchen is particularly impressive, boasting a modern media wall

Living room 14'5" x 15'8" (4.41 x 4.78)

Kitchen/sitting room 14'5" x 18'0" (4.41 x 5.51)

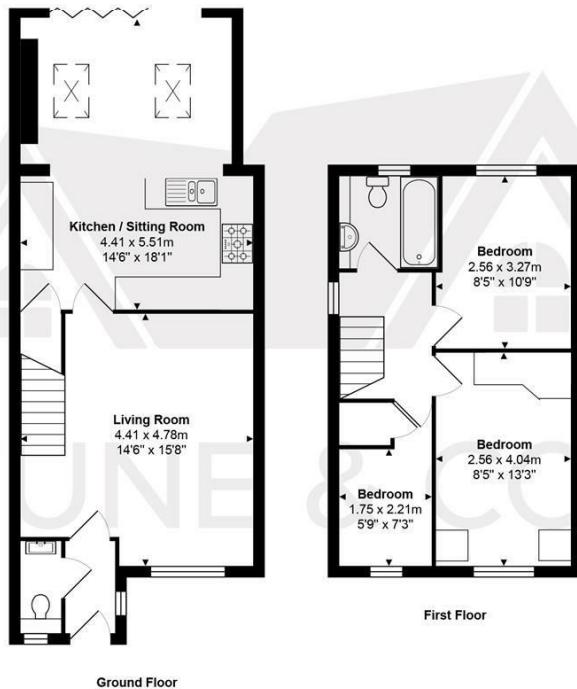
Bedroom 8'4" x 13'3" (2.56 x 4.04)

Bedroom 8'4" x 10'8" (2.56 x 3.27)

Bedroom 5'8" x 7'3" (1.75 x 2.21)

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

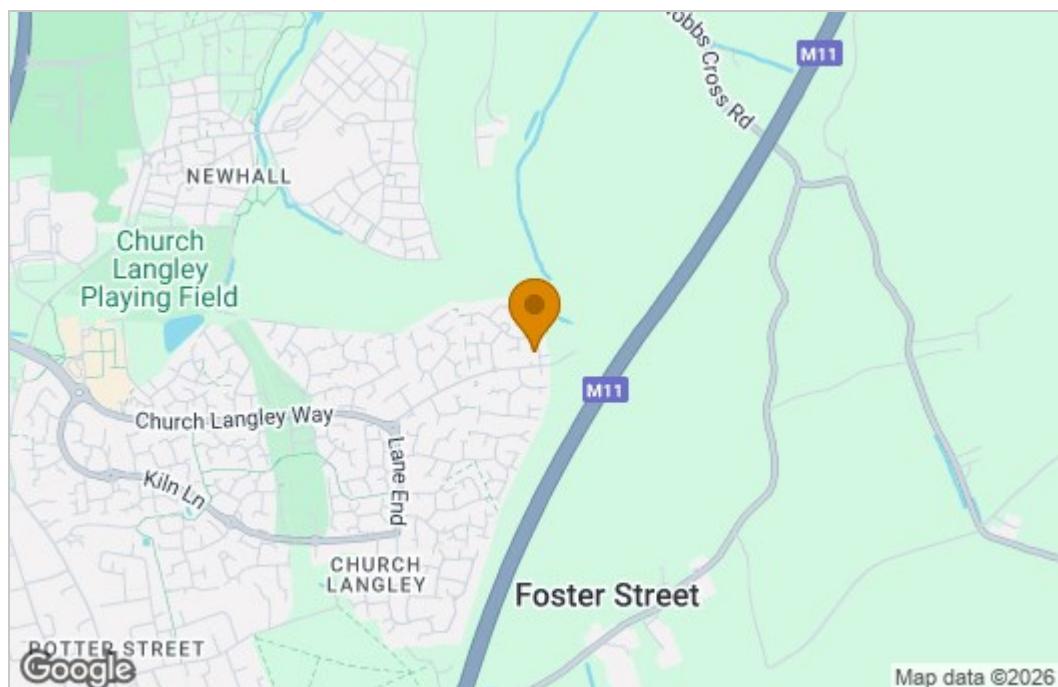


Total Area: approx. 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup>

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](http://www.fotomarketing.co.uk)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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