



FORTUNE & COATES

The People's Estate Agent

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6 Calm Lane, Harlow, CM17 9TR

Offers in excess of £500,000

Fortune and Coates are delighted to offer to the market this three bedroom link detached family home situated in the new development of Calm Lane, Newhall, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to a convenient downstairs w/c and provides access to the spacious reception room. This open-plan area is bathed in natural light, thanks to its large windows and sliding patio doors, creating an ideal space for both relaxation and entertaining. There is ample room for a dining table, making it perfect for gatherings with family and friends.

The kitchen, which seamlessly connects to the reception room, is well-appointed with integrated appliances including an oven, hob, fridge, and dishwasher. It features a combination of wall and base units, providing plenty of storage and workspace.

Reception 17'0" x 18'4" (5.20 x 5.61)

Kitchen 8'9" x 11'10" (2.67 x 3.61)

Garage 10'0" x 19'0" (3.06 x 5.81)

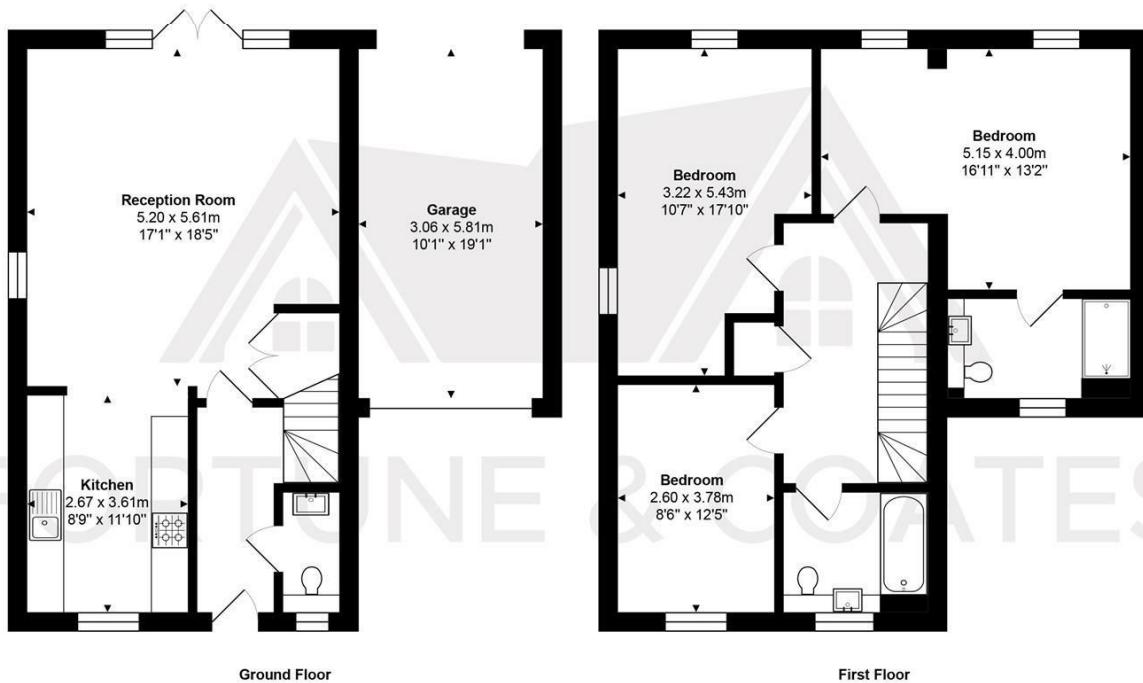
Bedroom 10'6" x 17'9" (3.22 x 5.43)

Bedroom 16'10" x 13'1" (5.15 x 4.00)

Bedroom 8'6" x 12'4" (2.60 x 3.78)

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

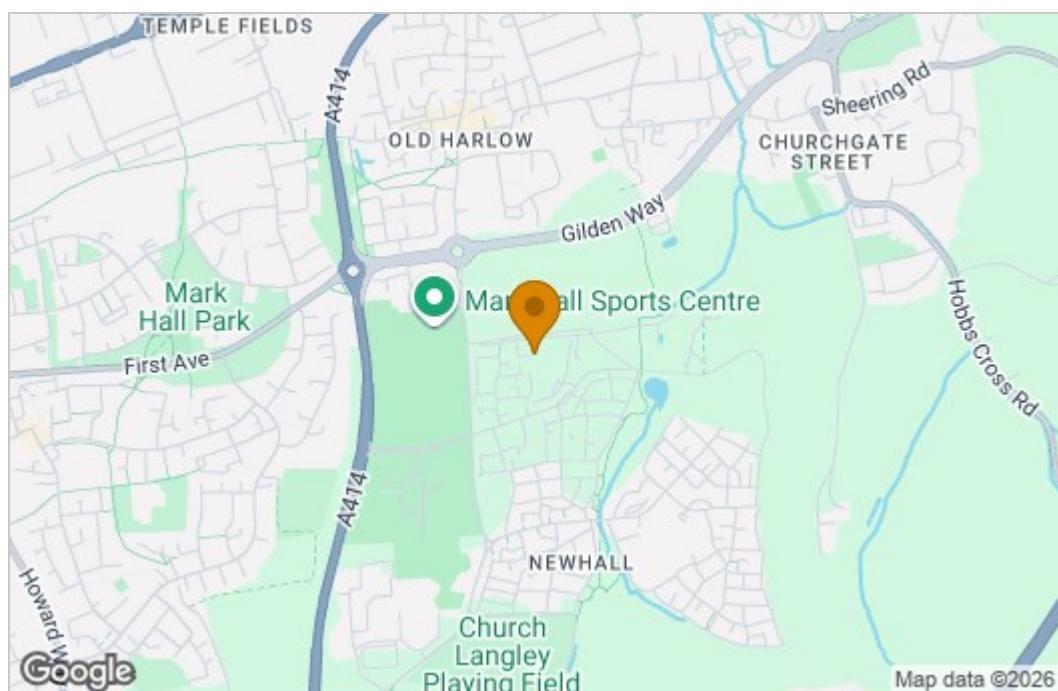


Total Area: approx. 136.3 m² ... 1467 ft²

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

Area Map



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.

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 94 |
| (81-91) | B | | 84 |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |