



**FORTUNE & COATES**

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**15 Hawthorns Riddings Lane, Harlow, CM18 7HT**

**Asking price £650,000**

Fortune and Coates are pleased to welcome to the market this four bedroom detached family home situated in the popular, sought after location of Hawthorns, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to a generous living room, where a charming bay window allows natural light to flood the space. French doors seamlessly connect the living room to the stylish kitchen/diner, enhancing the flow of the home.

The kitchen/diner serves as the heart of the property, featuring sleek white wall and base units, an integrated oven and hob, and ample space for a fridge/freezer. A convenient breakfast bar complements the dining area, which is perfect for family meals or entertaining guests. Sliding patio doors open into a bright and airy conservatory, creating an additional space for relaxation or gatherings. The kitchen also leads to a utility room, equipped with plumbing for a washing machine and a

Living room 10'8" x 20'7" (3.27 x 6.28)

Kitchen/diner 32'3" x 10'5" (9.85 x 3.20)

Conservatory 11'9" x 8'4" (3.60 x 2.56)

Utility 6'3" x 8'2" (1.91 x 2.51)

Garage 7'8" x 16'8" (2.35 x 5.10)

Bedroom 11'6" x 13'6" (3.52 x 4.13)

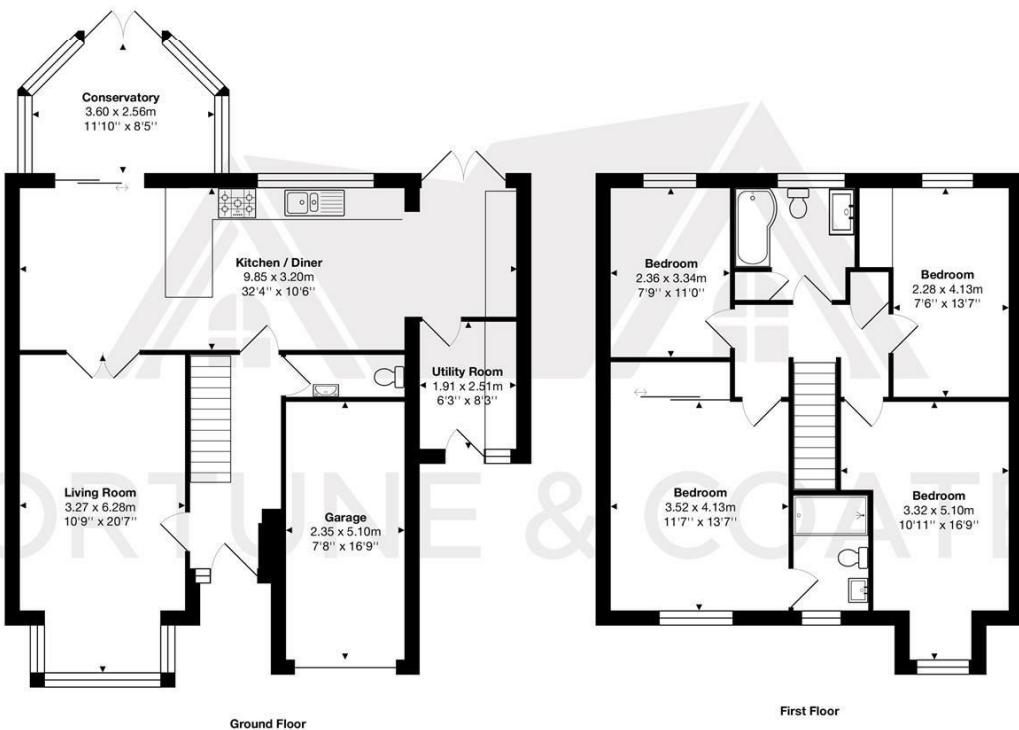
Bedroom 10'10" x 16'8" (3.32 x 5.10)

Bedroom 7'5" x 13'6" (2.28 x 4.13)

Bedroom 7'8" x 10'11" (2.36 x 3.34)

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

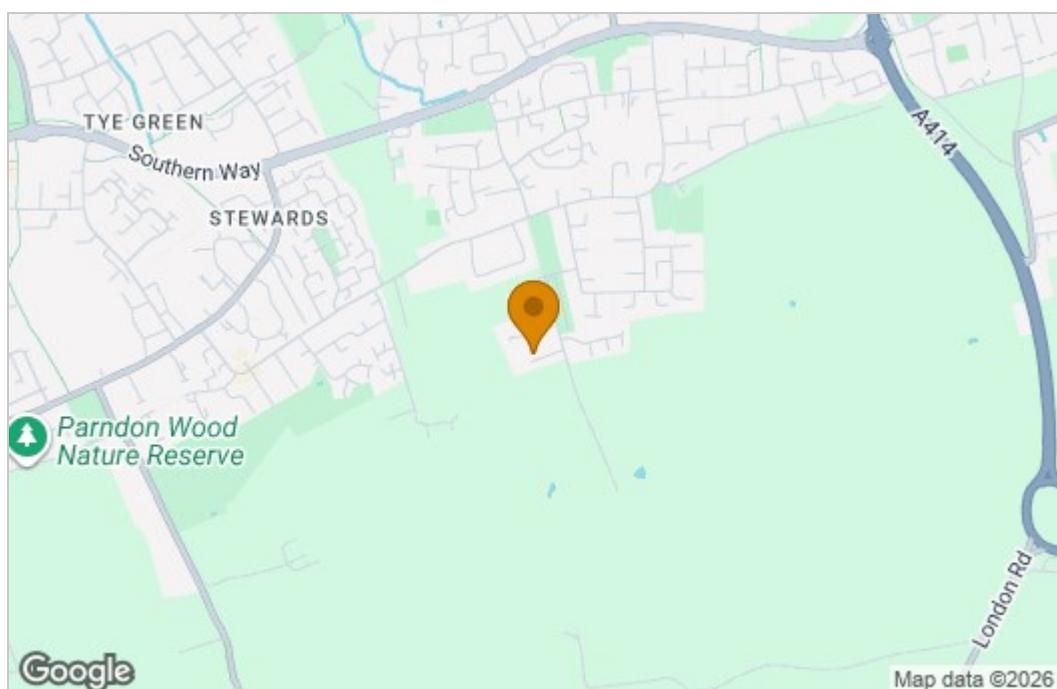


Total Area: approx. 154.1 m<sup>2</sup> ... 1659 ft<sup>2</sup>

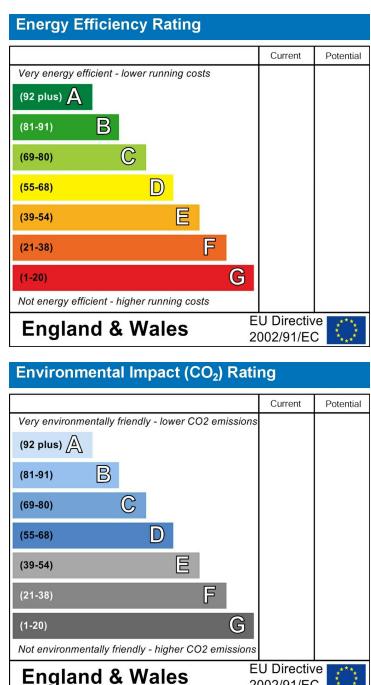
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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