



**FORTUNE & COATES**

The People's Estate Agent

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## 4 School Lane, Harlow, CM20 2QB

Offers in excess of £1,250,000

Fortune and Coates are delighted to offer to the market this exceptional four bedroom detached family home situated in the prestigious location of School Lane, Harlow.

Located in the heart of Harlow Town Park amongst rolling hills and greenery, sits this impressive four bedroom home with generous proportions throughout. Designed to offer a light and airy accommodation, you are greeted with an inviting entrance hallway with cloakroom/W.C. Leading on from the hallway is a spacious reception room with access to an impressive office space and the garage.

To the left of the hallway sits the lounge which offers a relaxing haven and leads through to the impressive and modern kitchen/dining room which offers a range of high gloss wall and base units, some integrated appliances and island/breakfast bar, thick marble work surfaces as well as french doors that lead out to the rear garden, the dining area offers ample space for family dining.

Lounge 18'5" x 11'5" (5.63 x 3.5)

Kitchen/Breakfast Room 22'3" x 18'10" (6.8 x 5.76)

Bar/Games Room 31'2" x 16'5" (9.52 x 5.02)

Reception Room 24'10" x 9'6" (7.57 x 2.9)

Office 9'9" x 21'0" (2.99 x 6.41)

Garage 9'1" x 21'0" (2.78 x 6.41)

Master Bedroom 13'7" max x 13'2" (4.15 max x 4.03)

Dressing Room

En-Suite Bathroom

Balcony 5'8" x 18'6" (1.73 x 5.65)

Bedroom 21'9" x 9'6" (6.65 x 2.9)

Bedroom 9'10" x 15'8" max (3.0 x 4.78 max)

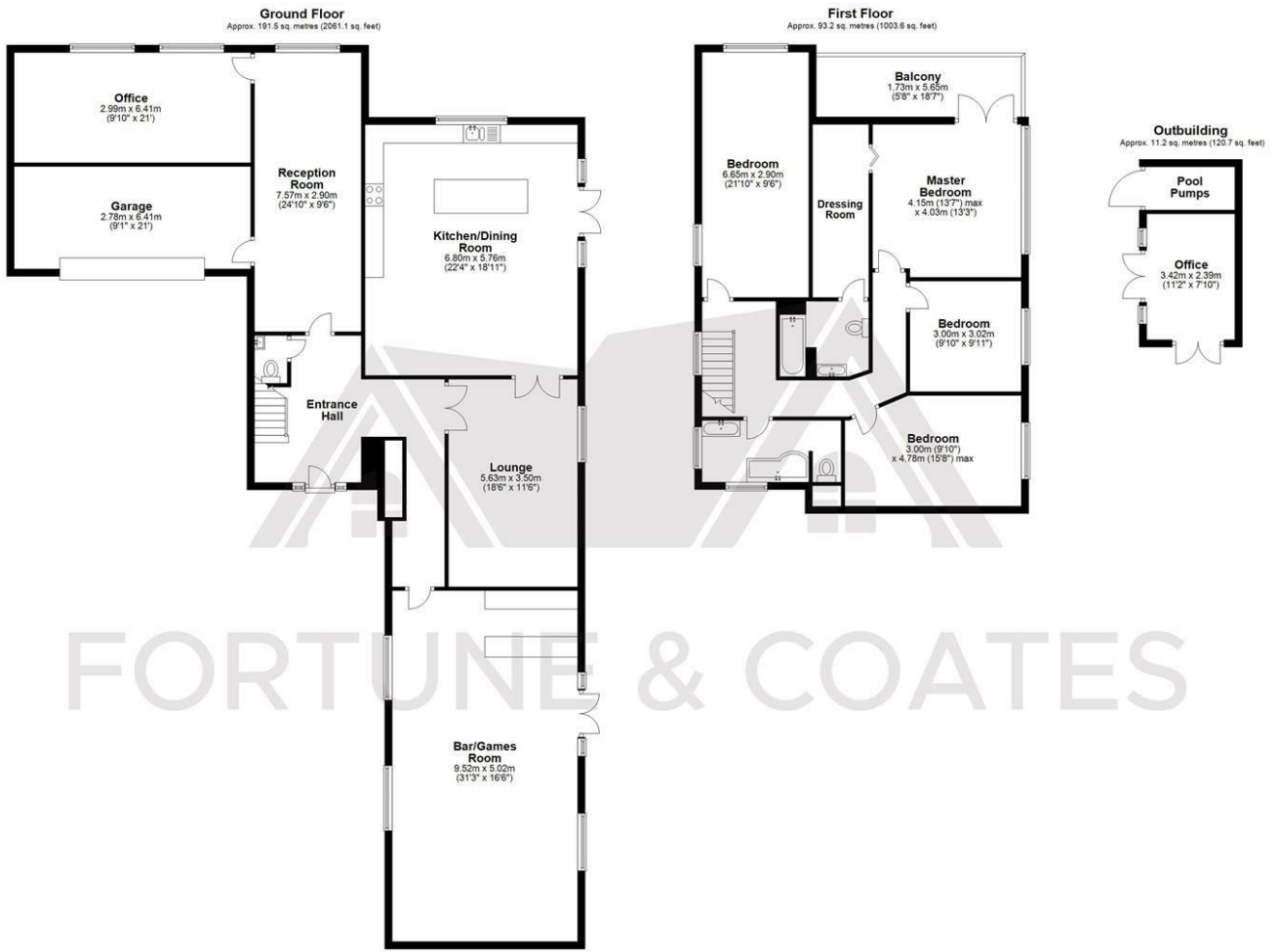
Bedroom 9'10" x 9'10" (3.0 x 3.02)

Outbuilding/Office 11'2" x 7'10" (3.42 x 2.39)

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

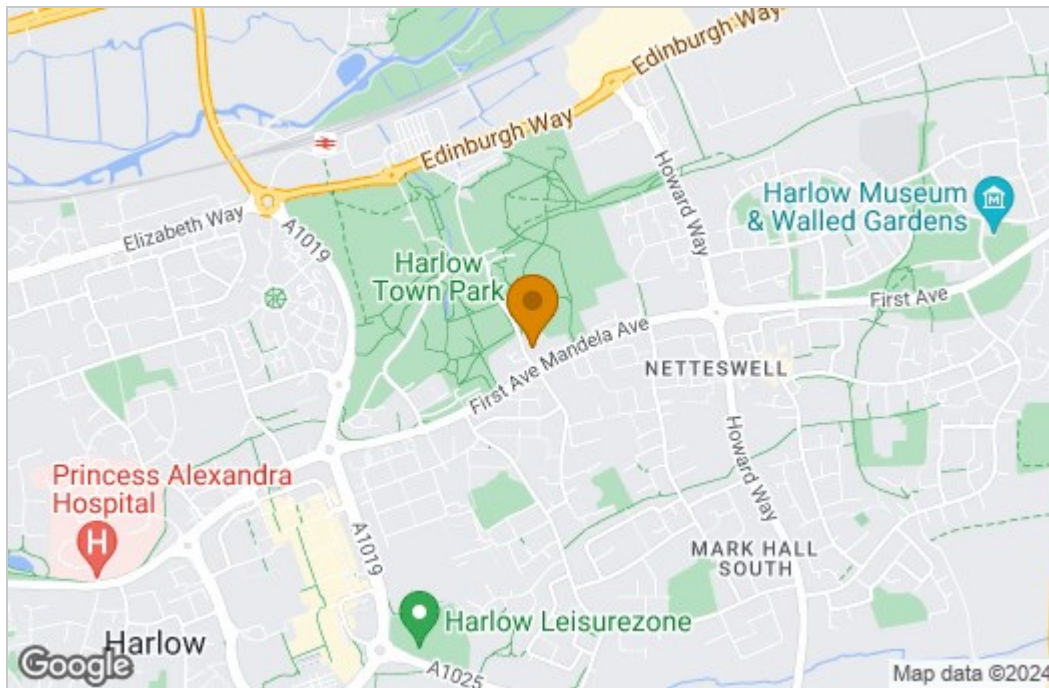


# Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.