



**FORTUNE & COATES**

The People's Estate Agent

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



### 3 Findings Lane, Harlow, CM17 9HE

**Guide price £440,000**

Guide Price: £440,000 - £460,000

Fortune and Coates are excited to present this immaculately presented three bedroom link detached home in Findings Lane. Built from new in 2017 this property benefits from a spacious lounge, fully integrated kitchen with dining area, downstairs W/C, three bedrooms, and a family bathroom with en-suite to master bedroom. Externally, you have a car port for two cars, a large garage/outhouse, and a well presented low maintenance rear garden. Location wise you are a short walk from local amenities, coffee shops, and are situated in a great catchment area for Newhall Primary School and close to transport links and M11. Viewing is a must!!

Council Tax Band E

Hallway 8'0" x 6'11" (2.44 x 2.13)

Lounge 8'11" x 18'0" (2.74 x 5.49)

Kitchen 8'11" x 18'0" (2.74 x 5.49)

Master Bedroom 18'11" x 13'5" (5.79 x 4.09)

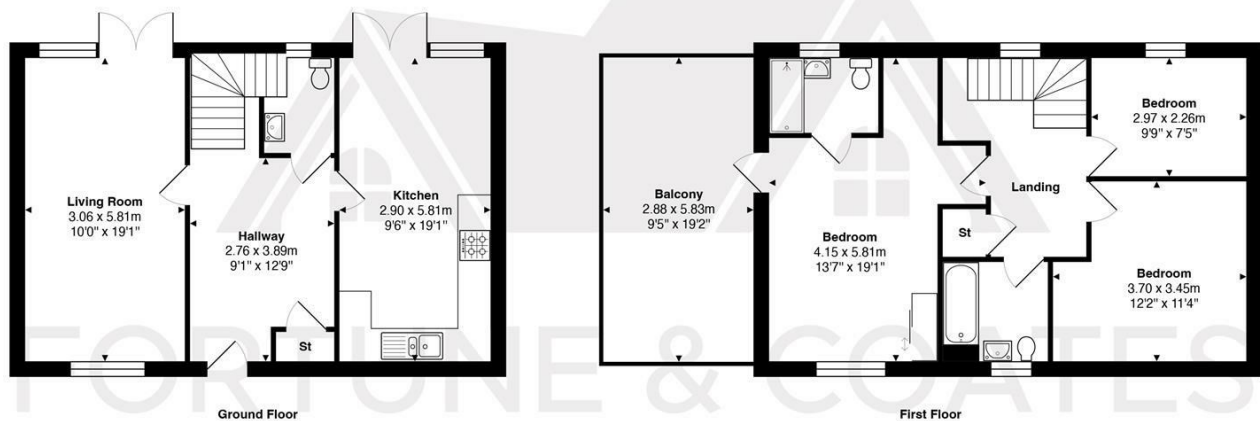
Bedroom 10'0" x 10'11" (3.05 x 3.35)

Bedroom 8'11" x 6'11" (2.74 x 2.13)

Garage 14'11" x 14'0" (4.57 x 4.27)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan



Total Area: approx. 105.0 m<sup>2</sup> ... 1130 ft<sup>2</sup> (excluding balcony)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.

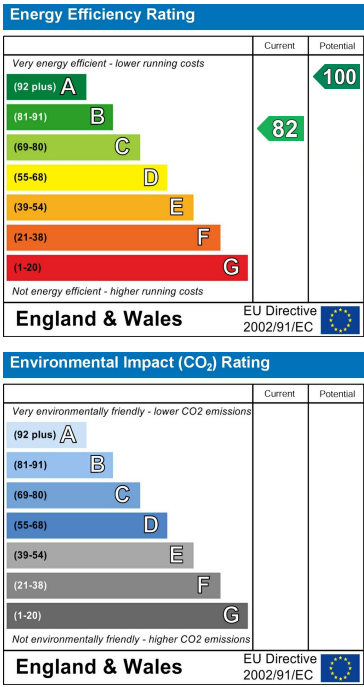
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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