



**FORTUNE & COATES**

The People's Estate Agent



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**77 Sheering Road, Harlow, CM17 0JN**

**£1,250,000**

Fortune and Coates are delighted to present this exceptional six-bedroom detached family home, situated in Sheering Road in Old Harlow.

From the moment you step into the welcoming entrance hallway, the sense of space and quality is immediately apparent. The impressive living room is flooded with natural light and provides a perfect setting for both family evenings and entertaining guests, with a separate study offering the ideal solution for those working from home.

The heart of the property is the beautifully arranged kitchen/breakfast room, fitted with a stylish range of wall and base units, integrated double ovens, hob, dishwasher and fridge/freezer. A contemporary island provides additional storage and informal seating. This open-plan space flows seamlessly into the sitting/dining area, offering

Living room 14'4" x 24'8" (4.39 x 7.53)

Kitchen/breakfast room 24'8" x 23'5" (7.53 x 7.16)

Sitting/dining room 12'6" x 15'4" (3.82 x 4.68)

Office 14'4" x 6'9" (4.39 x 2.08)

Utility Room 8'9" x 5'10" (2.67 x 1.80)

Double Garage 19'1" x 18'3" (5.82 x 5.57)

Bedroom 22'11" x 15'8" (7.00 x 4.79)

Bedroom 14'5" x 16'4" (4.40 x 5.00)

Bedroom 12'4" x 18'6" (3.77 x 5.65)

Bedroom 14'5" x 14'1" (4.40 x 4.31)

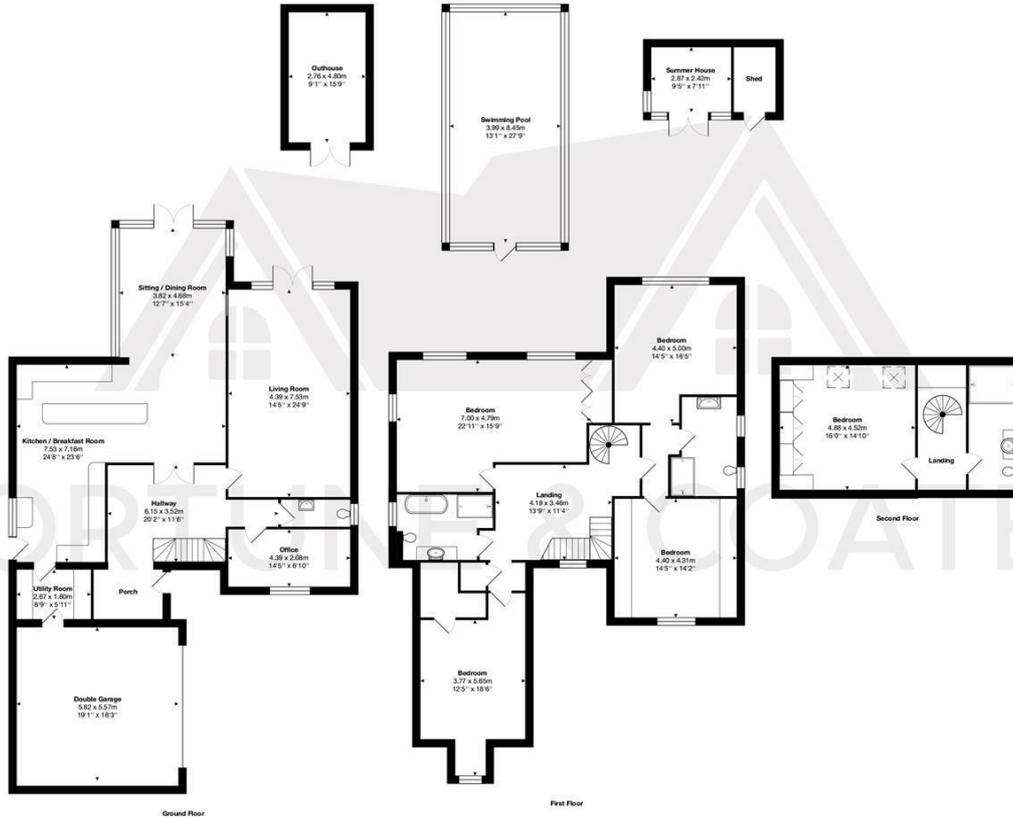
Bedroom 16'0" x 14'9" (4.88 x 4.52)

Outhouse 9'0" x 15'8" (2.76 x 4.80)

Summer House 9'4" x 7'11" (2.87 x 2.42)

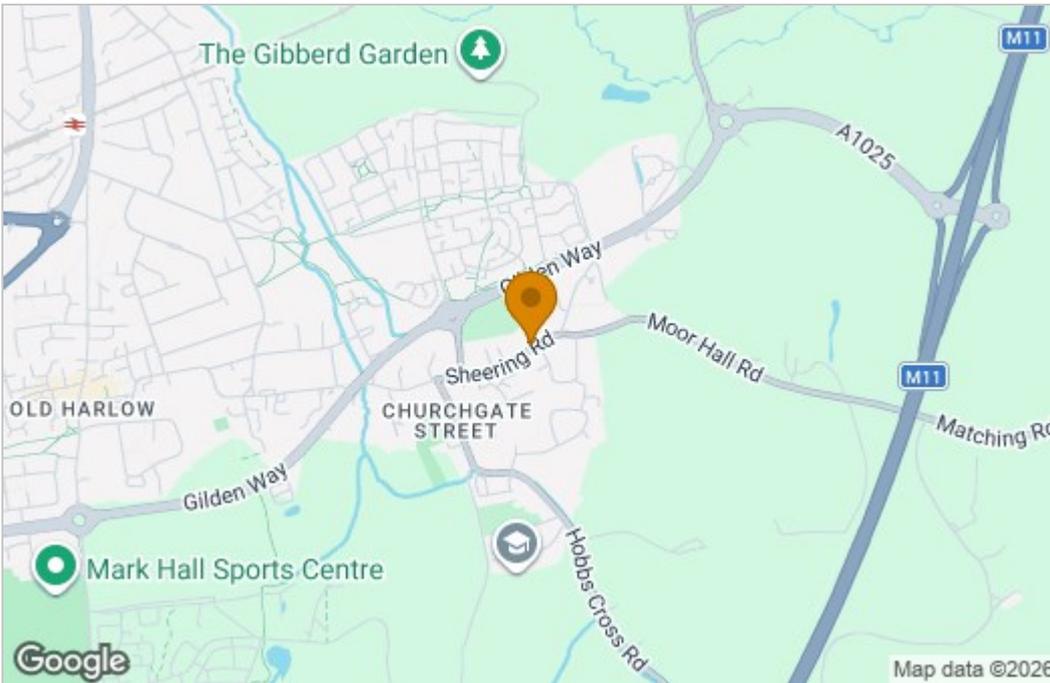
Swimming Pool 13'1" x 27'8" (3.99 x 8.45)

# Floor Plan



Total Area: approx. 390 sq m / 4203 sq ft  
 THE FLOORPLANS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximations and may differ from the actual property. Third party details independently, no liability is accepted for errors or omissions.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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