



**FORTUNE & COATES**

The People's Estate Agent

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**24 Woodland Way, Harlow, CM17 9SQ**

**£575,000**

Fortune and Coates are delighted to welcome to the market this lovely three bedroom detached family home situated in the very popular location of Woodland Way, Newhall Harlow.

As you enter, you are greeted by an inviting hallway that leads to a bright and airy living room. The living space is enhanced by bifold doors that open seamlessly onto the rear garden, creating an excellent flow for indoor and outdoor entertaining. This feature makes it an ideal setting for gatherings with family and friends.

The heart of the home is undoubtedly the modern kitchen, which boasts stylish wall and base units complemented by a sleek white tiled splash back. It is equipped with integrated appliances, including an oven, fridge/freezer, and dishwasher, along with a featured central island that provides additional cabinet space and an integrated

Living room 14'9" x 17'10" (4.52 x 5.44)

Kitchen/diner 14'9" x 12'11" (4.52 x 3.96)

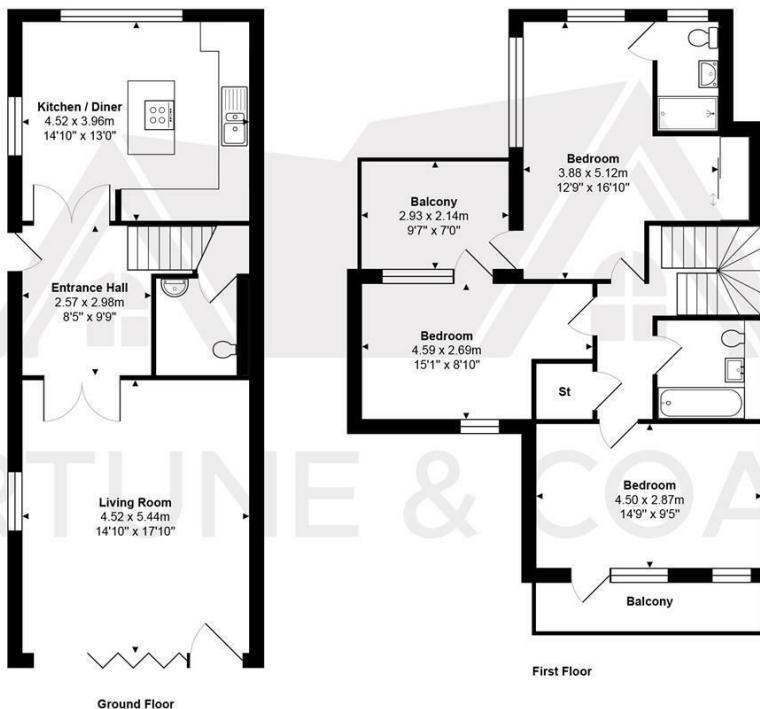
Bedroom 12'8" x 16'9" (3.88 x 5.12)

Bedroom 14'9" x 9'4" (4.50 x 2.87 )

Bedroom 15'0" x 8'9" (4.59 x 2.69)

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. 114.1 m<sup>2</sup> ... 1228 ft<sup>2</sup> (excluding balcony)

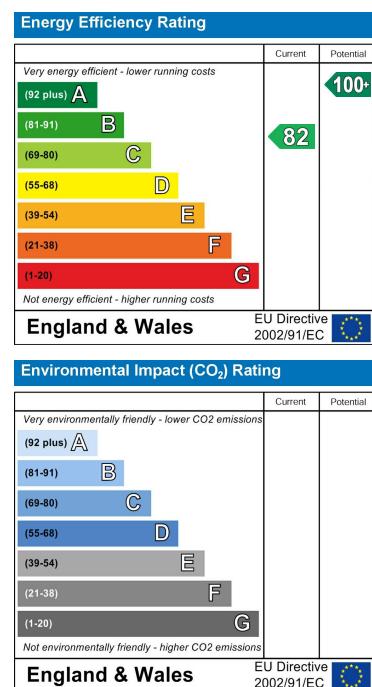
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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