



FORTUNE & COATES

The People's Estate Agent

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110 Chippingfield, Harlow, CM17 0DL

Guide price £400,000

£400,000 - £425,000

Fortune and Coates are delighted to welcome to the market this beautiful three bedroom family home situated in the highly sought after location of Chippingfield, Old Harlow.

As you step through the inviting entrance hallway, you are greeted by a staircase leading to the first floor and easy access to the spacious lounge/diner. This large open-plan area is bathed in natural light, thanks to its dual aspects, creating a warm and welcoming atmosphere. It provides ample space for a dining table, making it an ideal setting for family gatherings or entertaining friends. The bifold doors open seamlessly onto the rear garden, enhancing the connection between indoor and outdoor living.

Lounge/diner 10'2" x 18'9" (3.11 x 5.74)

Kitchen 15'7" x 9'8" (4.77 x 2.97)

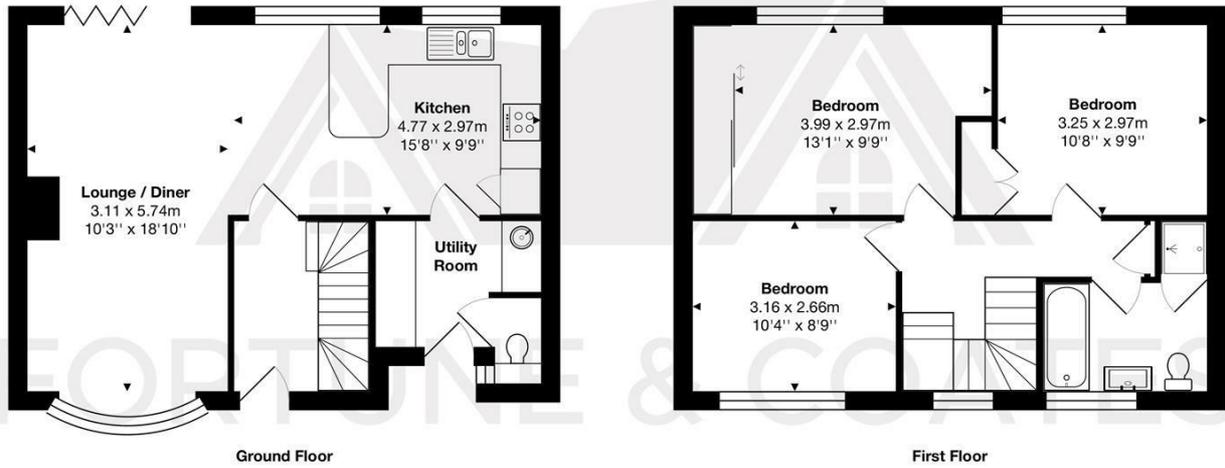
Bedroom 13'1" x 9'8" (3.99 x 2.97)

Bedroom 10'7" x 9'8" (3.25 x 2.97)

Bedroom 10'4" x 8'8" (3.16 x 2.66)

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

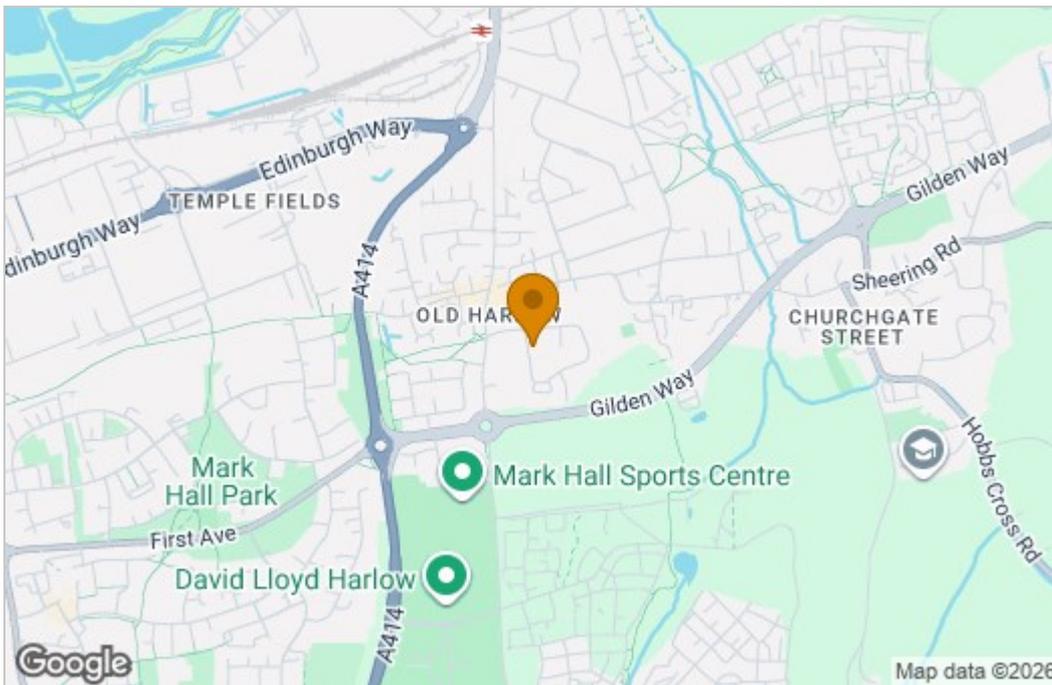


Total Area: approx. 90.7 m² ... 977 ft²

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.