



**FORTUNE & COATES**

The People's Estate Agent

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**33 Paddock Mead, Harlow, CM18 7RP**

**Asking price £650,000**

Fortune and Coates are delighted to welcome to the market this beautifully presented and thoughtfully extended five-bedroom family home, ideally located in Paddock Mead, Harlow.

The ground floor is centred around a stunning open-plan kitchen and dining area, forming the heart of the home. The kitchen features sleek gloss units, integrated appliances, generous worktop space and a central island with breakfast bar seating, flowing seamlessly into a further dining and seating area. Large doors open directly onto the rear garden, making this space perfect for entertaining and everyday family life.

Additional ground floor accommodation off the entrance hall includes a versatile reception room, suitable for use as a lounge, snug, playroom or home office. Off the

Lounge 10'5" x 13'7" (3.19 x 4.16)

Dining room 10'5" x 15'0" (3.19 x 4.59)

Kitchen 9'2" x 19'5" (2.81 x 5.92)

Utility 9'10" x 3'5" (3.00 x 1.05)

Reception room 12'2" x 16'8" (3.71 x 5.10)

Bedroom 12'2" x 19'2" (3.71 x 5.86)

Garage 18'6" x 15'5" (5.65 x 4.72)

Bedroom 10'1" x 15'11" (3.08 x 4.86)

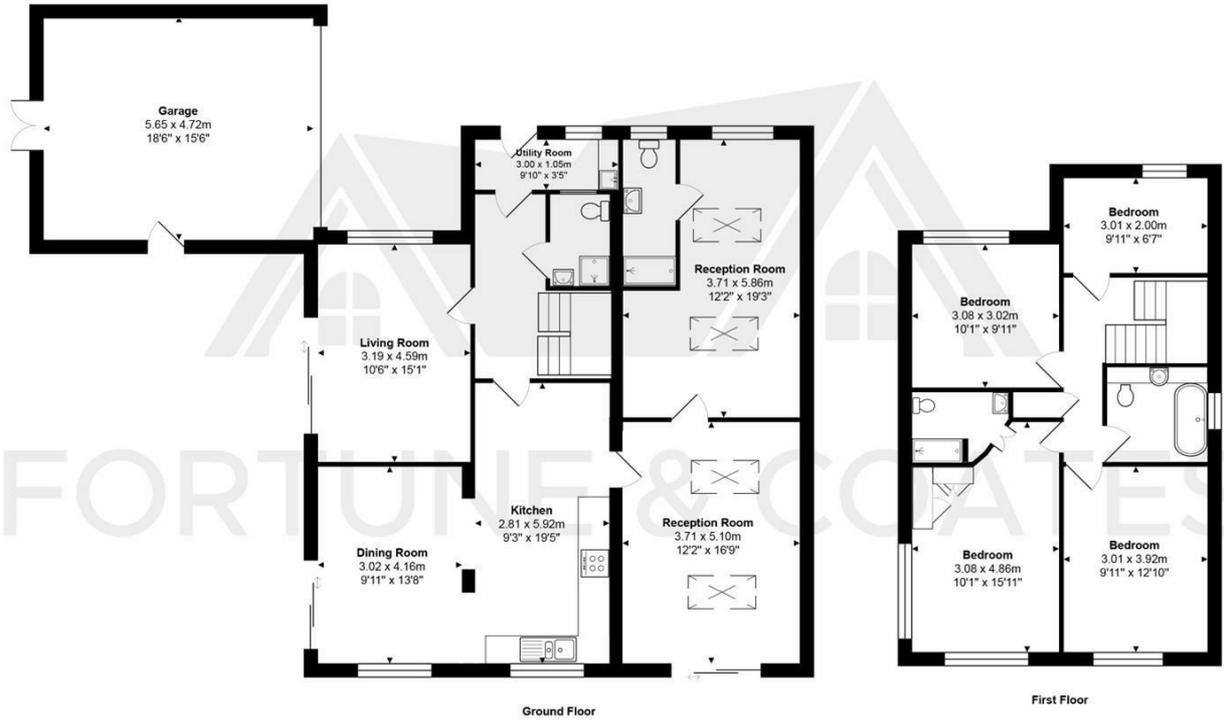
Bedroom 9'10" x 12'10" (3.01 x 3.92)

Bedroom 10'1" x 9'10" (3.08 x 3.02)

Bedroom 9'10" x 6'6" (3.01 x 2.00)

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. 188.6 m<sup>2</sup> ... 2030 ft<sup>2</sup>  
 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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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