



**FORTUNE & COATES**

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**52 The Chase, Harlow, CM17 9JA**

**Guide price £675,000**

Guide Price £675,000 - £700,000.

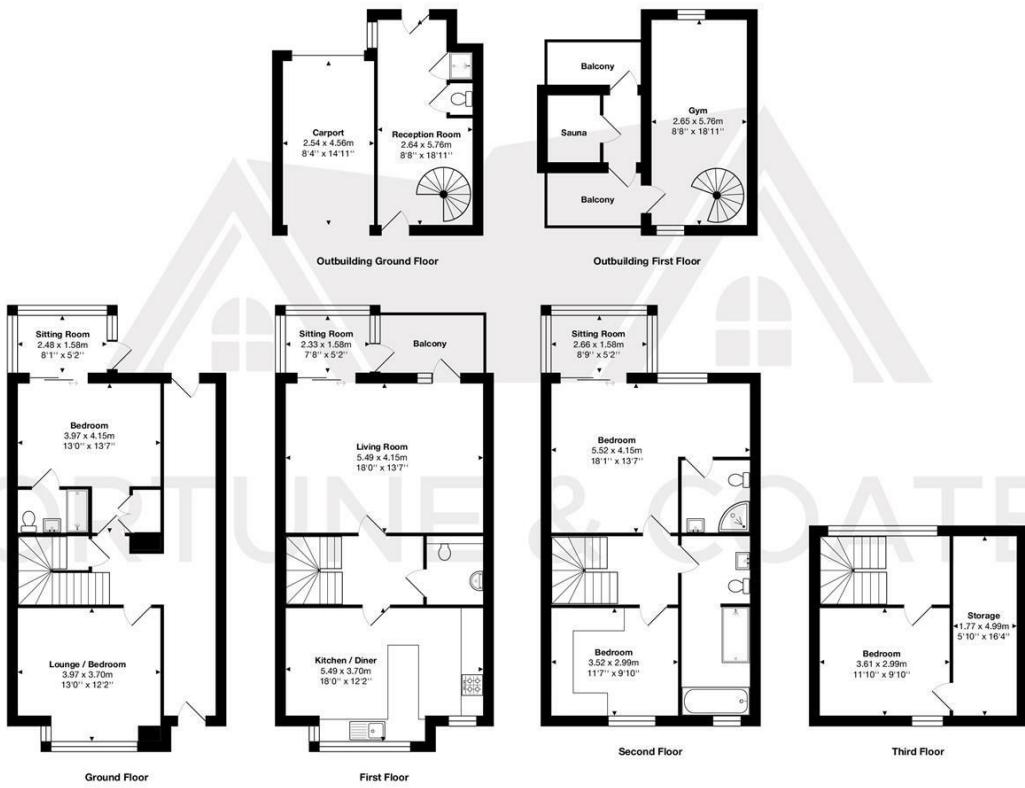
Fortune and Coates are delighted to offer to the market this exceptional four bedroom townhouse with a versatile two storey annex situated in The Chase, Newhall.

Upon entering, you are welcomed by an inviting entrance hallway providing access to the sitting room, garden and a convenient ground floor double bedroom, along with stairs leading to the first floor. The sitting room features elegant wooden parquet flooring and is flooded with natural light, creating a warm and welcoming space for both relaxing and entertaining. The ground floor bedroom benefits from its own en suite and built-in storage, making it ideal for guests or multi-generational living.

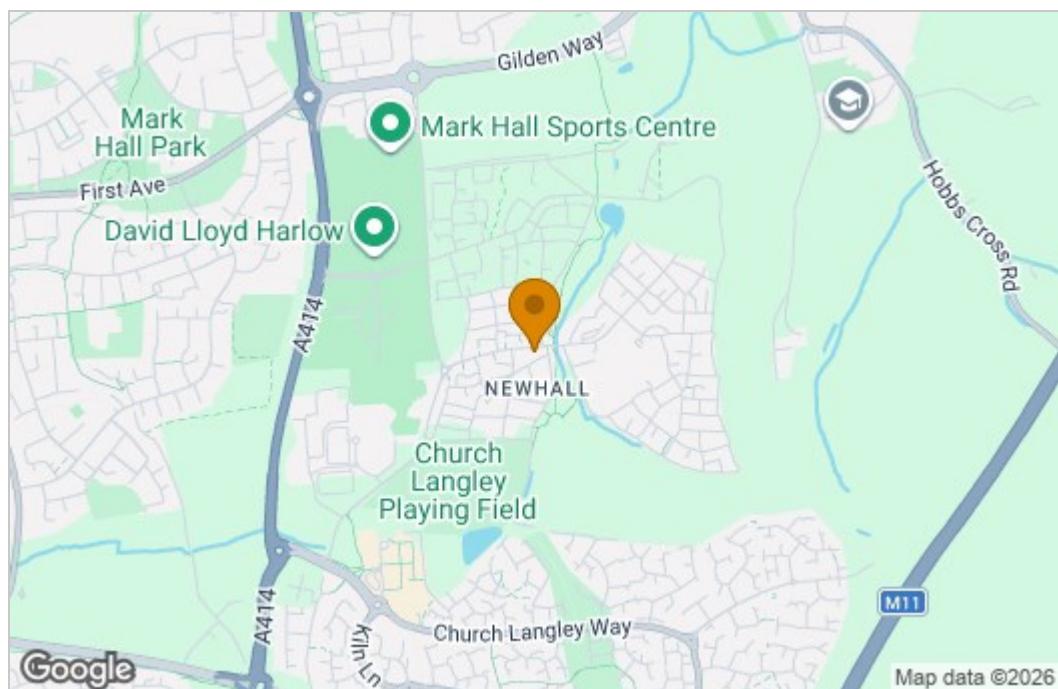
The first floor is undoubtedly the heart of the home, offering a further reception area that serves as an additional lounge space with sliding doors leading out to a



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	83
(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 <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		
England & Wales	EU Directive 2002/91/EC	

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