FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk









Sailings Water Lane, Harlow, CM19 5DR

Asking price £650,000

Fortune & Coates are delighted to offer to the market this beautifully presented four-bedroom semi-detached family home, situated in the sought-after location of Water Lane, Roydon.

Upon entering, you are welcomed into a spacious entrance hallway with stairs rising to the first floor and access to the ground floor accommodation.

The impressive living room offers a fantastic space for family living and entertaining, featuring exposed ceiling beams, a charming feature fireplace and French doors opening onto the rear garden, allowing plenty of natural light to fill the room. The adjoining dining area provides an ideal setting for family meals and entertaining guests.

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk

Living room 24'10" x 18'10" (7.57 x 5.75)

Kitchen 13'7" x 14'4" (4.16 x 4.39)

Dining area 9'6" x 7'4" (2.90 x 2.25)

Bedroom 15'1" x 7'4" (4.60 x 2.25)

Bedroom 8'9" x 19'2" (2.68 x 5.85)

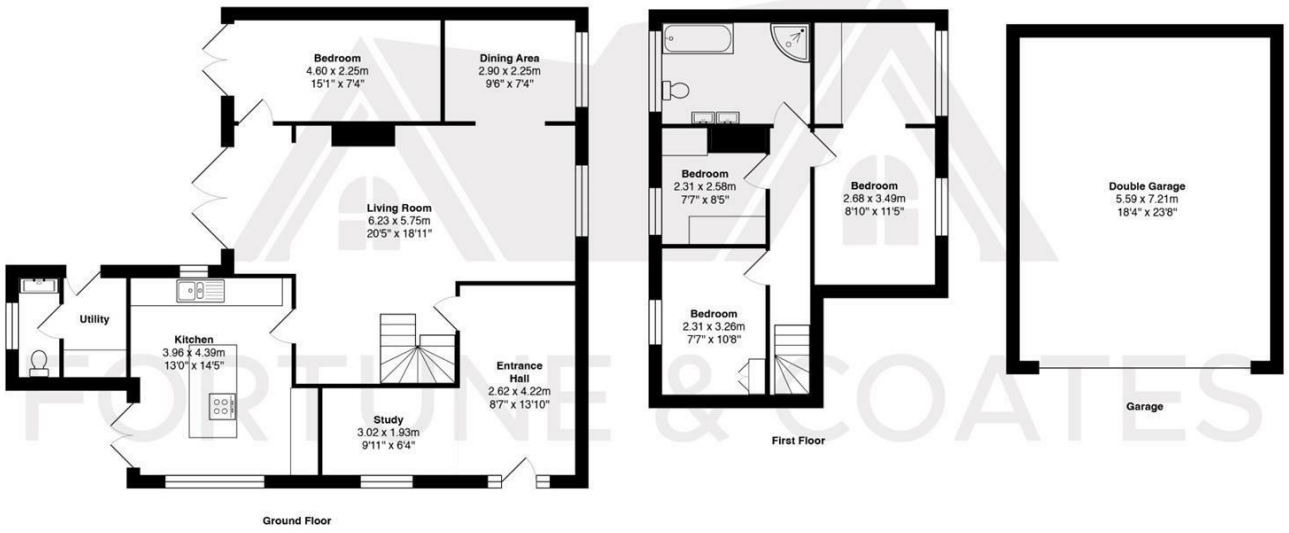
Bedroom 7'6" x 10'8" (2.31 x 3.26)

Bedroom 7'6" x 8'5" (2.31 x 2.58)

Double garage 18'4" x 18'4" (5.59 x 5.59)

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

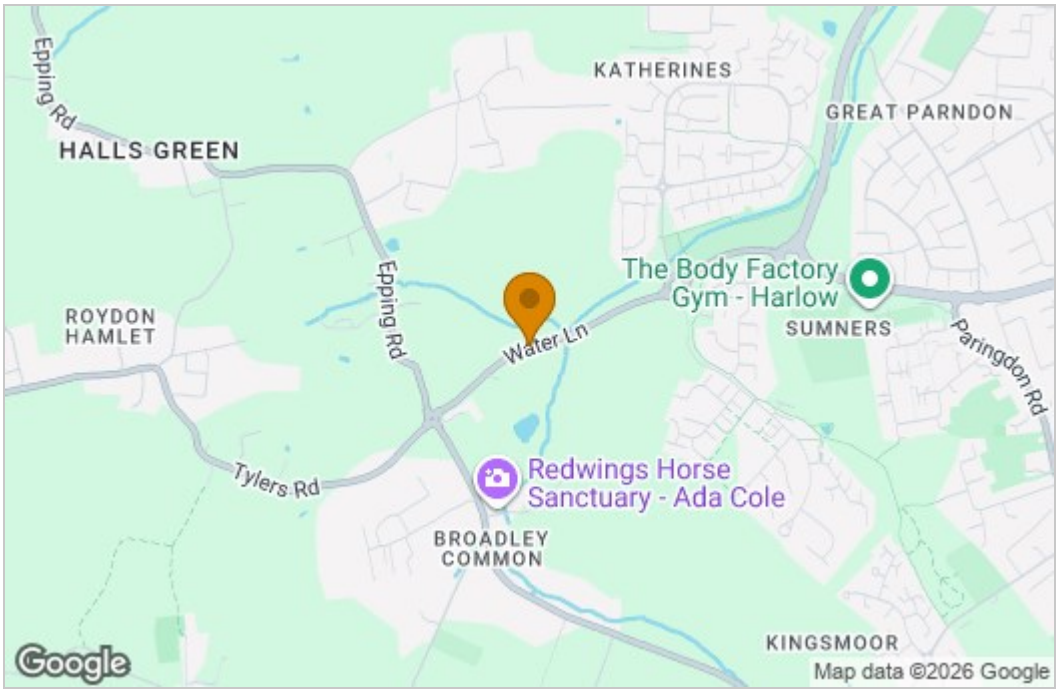


Total Area: approx. 176.1 m² ... 1895 ft²

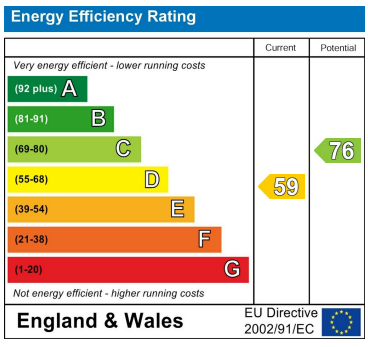
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

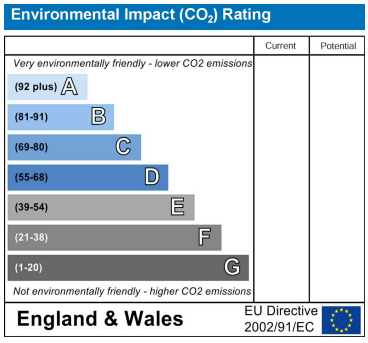
Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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