



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



72 Bynghams, Harlow, CM19 5NT

Asking price £450,000

Fortune and Coates are pleased to offer to the market this beautifully extended three bedroom semi detached family home situated in the sought after location of Bynghams, Harlow.

The home is immaculately presented throughout. Upon entrance, you have an inviting porch leading to the entrance hallway. The ground floor comprises a generous lounge which opens into the bright dining room and modern integrated kitchen with doors leading out to the spacious rear garden. You also have a WC and convenient utility room offering access to the integral garage for ample storage.

Upstairs features two double bedrooms and a generous single bedroom with an outstanding family bathroom.

Externally, the immaculate rear garden is laid to lawn with a patio and decking area perfect for entertaining. You also have the garage and driveway to the front.

Living room 12'0" x 13'6" (3.67 x 4.14)

Dining area 10'4" x 5'11" (3.16 x 1.82)

Kitchen 21'7" x 7'5" (6.60 x 2.27)

Bootroom 8'0" x 6'3" (2.45 x 1.91)

Garage 8'0" x 9'11" (2.45 x 3.04)

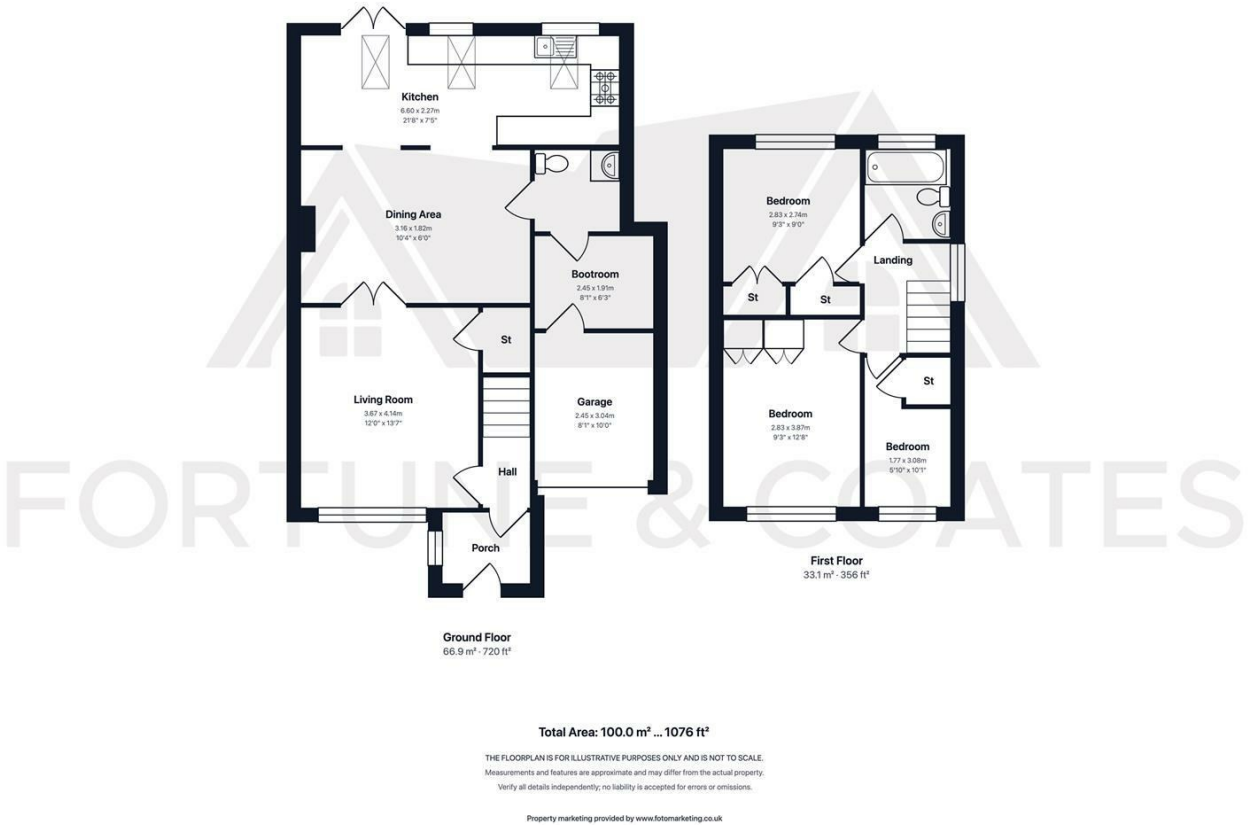
Bedroom 9'3" x 12'8" (2.83 x 3.87)

Bedroom 9'3" x 8'11" (2.83 x 2.74)

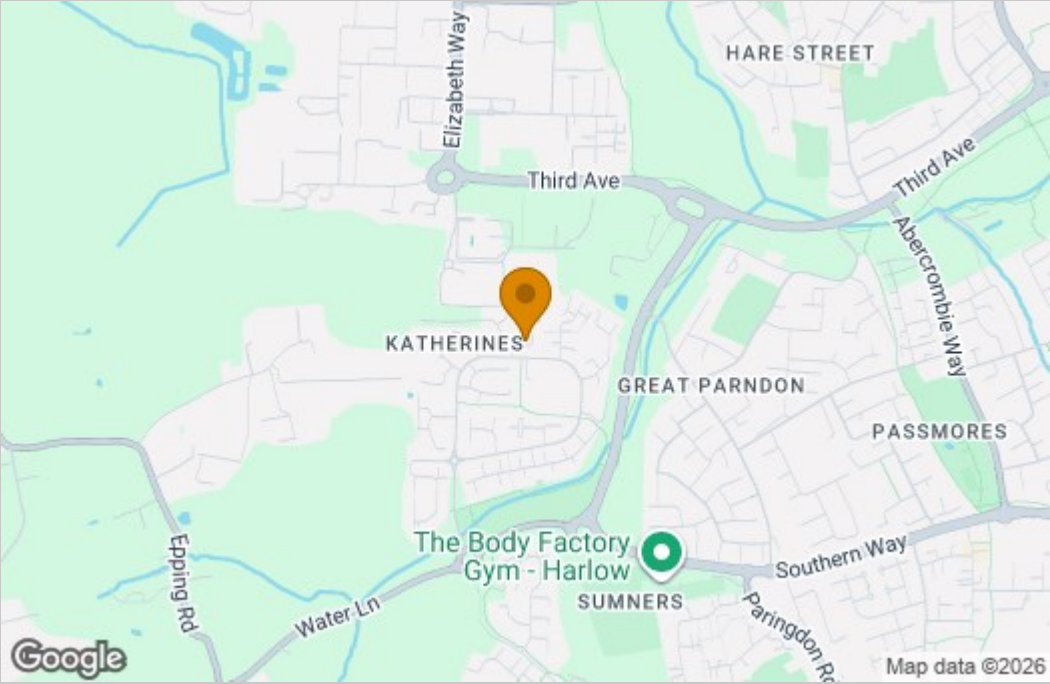
Bedroom 5'9" x 10'1" (1.77 x 3.08)

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.

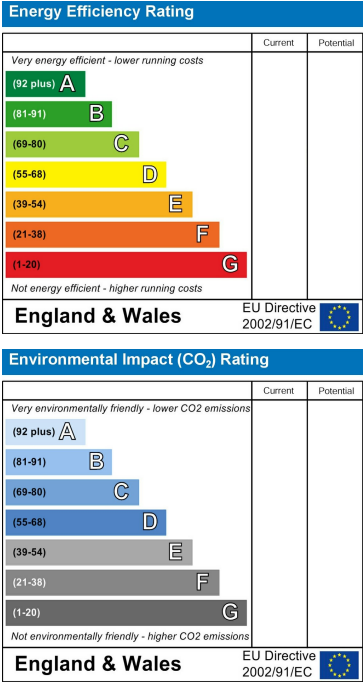
Floor Plan



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.