



FORTUNE & COATES

The People's Estate Agent

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



FORTUNE & COATES



179 Hollyfield, Harlow, CM19 4NF

£350,000

Fortune and Coates are delighted to welcome to the market this well presented three bedroom family home situated in the popular and convenient location of Hollyfield, Harlow.

Upon entering, you are greeted by a welcoming entrance hallway with stairs rising to the first floor and access to the spacious living/dining room, as well as a convenient downstairs cloakroom with W/C and a large under stairs storage cupboard.

The living/dining room is bright and airy, offering plenty of space for both relaxing and entertaining, with ample room for a dining table making it ideal for family living. This seamlessly flows into the conservatory, which provides a further versatile reception space flooded with natural light and featuring patio doors leading out to the rear

Living room/dining area 10'2" x 25'10" (3.11 x 7.89)

Kitchen 8'1" x 12'8" (2.48 x 3.88)

Conservatory 8'3" x 8'2" (2.54 x 2.51)

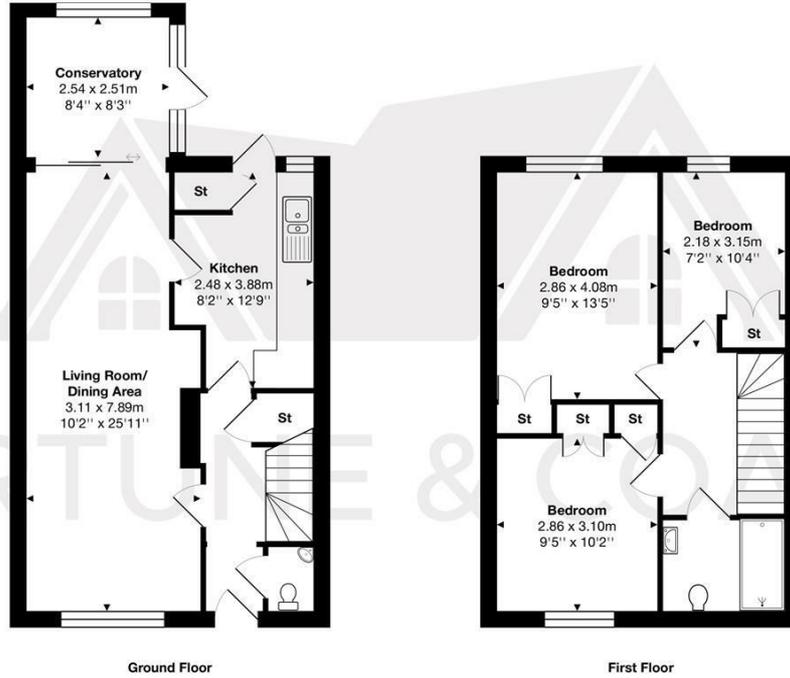
Bedroom 9'4" x 13'4" (2.86 x 4.08)

Bedroom 9'4" x 10'2" (2.86 x 3.10)

Bedroom 7'1" x 10'4" (2.18 x 3.15)

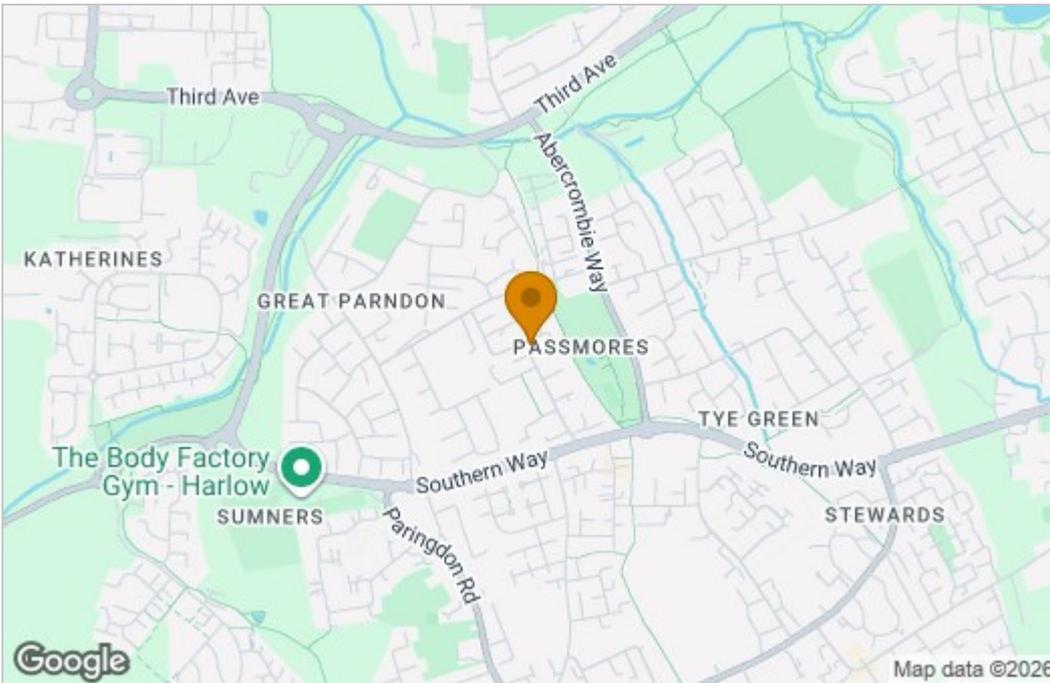
AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property 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. 88.1 m² ... 948 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.