



FORTUNE & COATES

The People's Estate Agent

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9 Cobbins Way , Harlow, CM17 0LU

Guide Price £425,000 - £450,000.

Fortune and Coates are delighted to welcome to the market this beautiful three bedroom semi detached family home with driveway and detached garage situated in the sought after and prestigious location of Cobbins Way, Churchgate Street, Old Harlow.

This home is impeccably presented and comprises an inviting entrance hallway with cloakroom/W.C and stairs to the first floor. The lounge is light, bright, airy and

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9 Cobbins Way

, Harlow, CM17 0LU



- Three Bedroom Semi Detached Family Home
- Plenty Of Character
- Prime Churchgate Street location
- Driveway & Detached Garage
- Close To Amenities
- Early Viewing A MUST
- Stunning Throughout
- En-Suite Bath To Primary Bedroom

Living Room

13'4" x 16'2" (4.08 x 4.94)

Kitchen/Diner

11'6" x 16'2" (3.51 x 4.94)

Bedroom

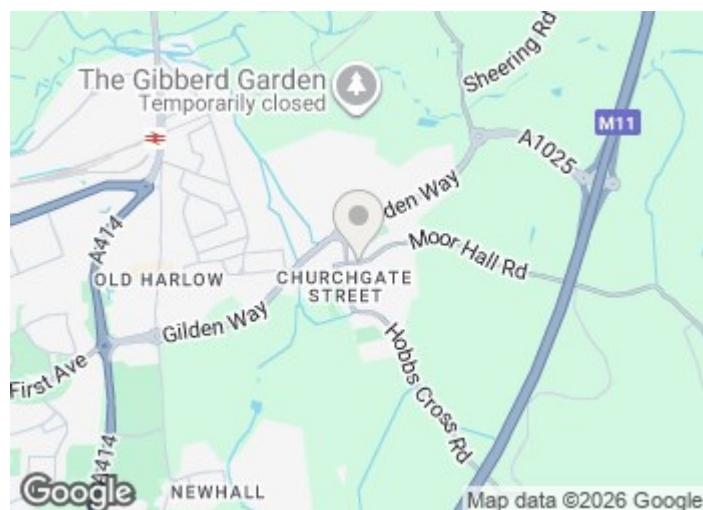
11'6" x 8'5" (3.52 x 2.57)

Bedroom

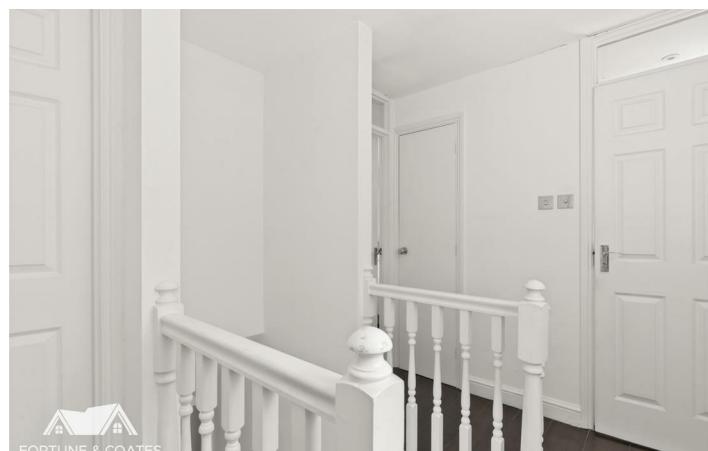
13'2" x 9'2" (4.02 x 2.81)

Bedroom

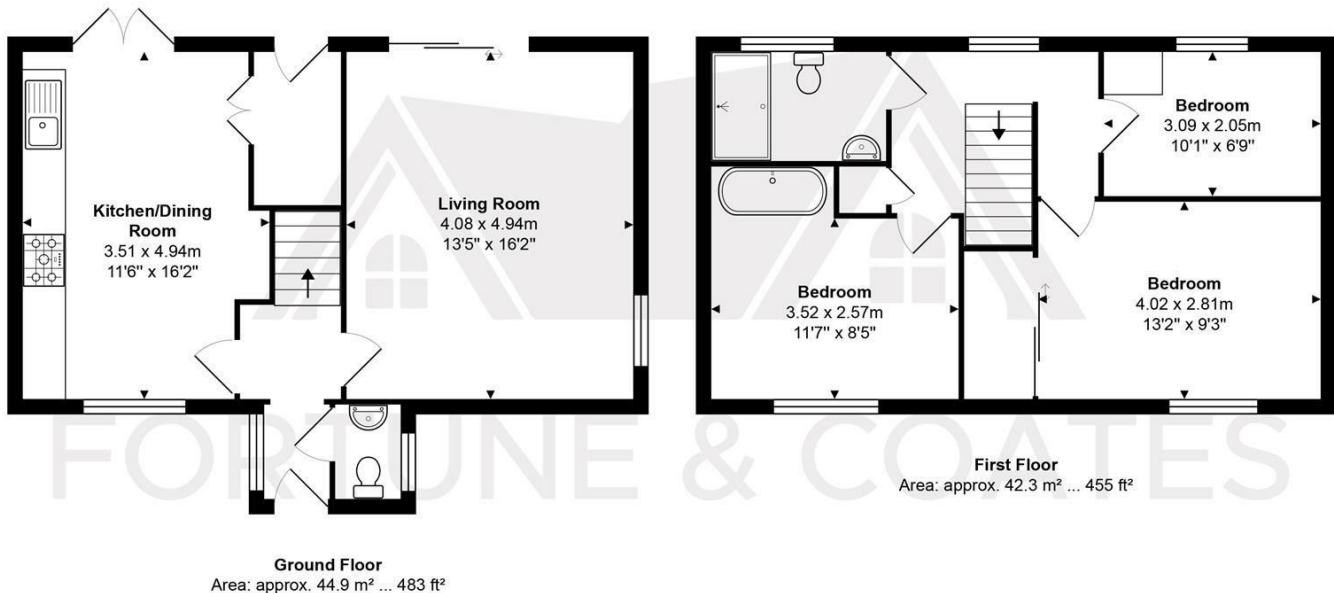
10'1" x 6'8" (3.09 x 2.05)



Directions



Floor Plan



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

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.

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 87 | |
| (81-91) | B | 71 | |
| (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 | |