



FORTUNE & COATES

The People's Estate Agent

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



45 Whieldon Grange, Harlow, CM17 9WG

Offers in excess of £685,000

Fortune and Coates are excited to welcome to the market this fabulous seven bedroom detached family home situated in the highly sought after location over-looking Harlow Common in Wheildon grange, Church Langley, Harlow.

This home is well presented throughout, has a lot to offer and comprises an inviting entrance hallway with stairs to the first floor and cloakroom/W.C. The lounge is spacious and naturally bright with feature fireplace and patio doors that lead out to the rear garden. The second reception room could easily be a formal lounge or children's play room. There is also a dining room that is an ideal space for formal or family dining. The kitchen offers a range of wall and base units with space for a range cooker, plumbing for dishwasher, breakfast bar and plenty of cupboard space. Additionally, the utility room is accessed via the kitchen and has plumbing for a washing machine, sink and more storage cupboards as well as door through to the double garage. Upstairs, the first floor hosts five well proportioned double

Lounge 13'3" x 16'0" (4.04 x 4.89)

Sitting Room 9'6" x 11'6" (2.9 x 3.52)

Kitchen 10'6" x 11'6" (3.22 x 3.52)

Utility Room 9'9" x 6'1" (2.99 x 1.86)

Study 8'9" x 8'3" (2.69 x 2.52)

Double Garage 16'7" x 18'4" (5.08 x 5.60)

Bedroom 12'11" x 12'7" (3.94 x 3.84)

Bedroom 12'3" x 10'10" (3.74 x 3.32)

Bedroom 9'7" x 12'5" (2.94 x 3.80)

Bedroom 8'3" x 10'10" (2.54 x 3.32)

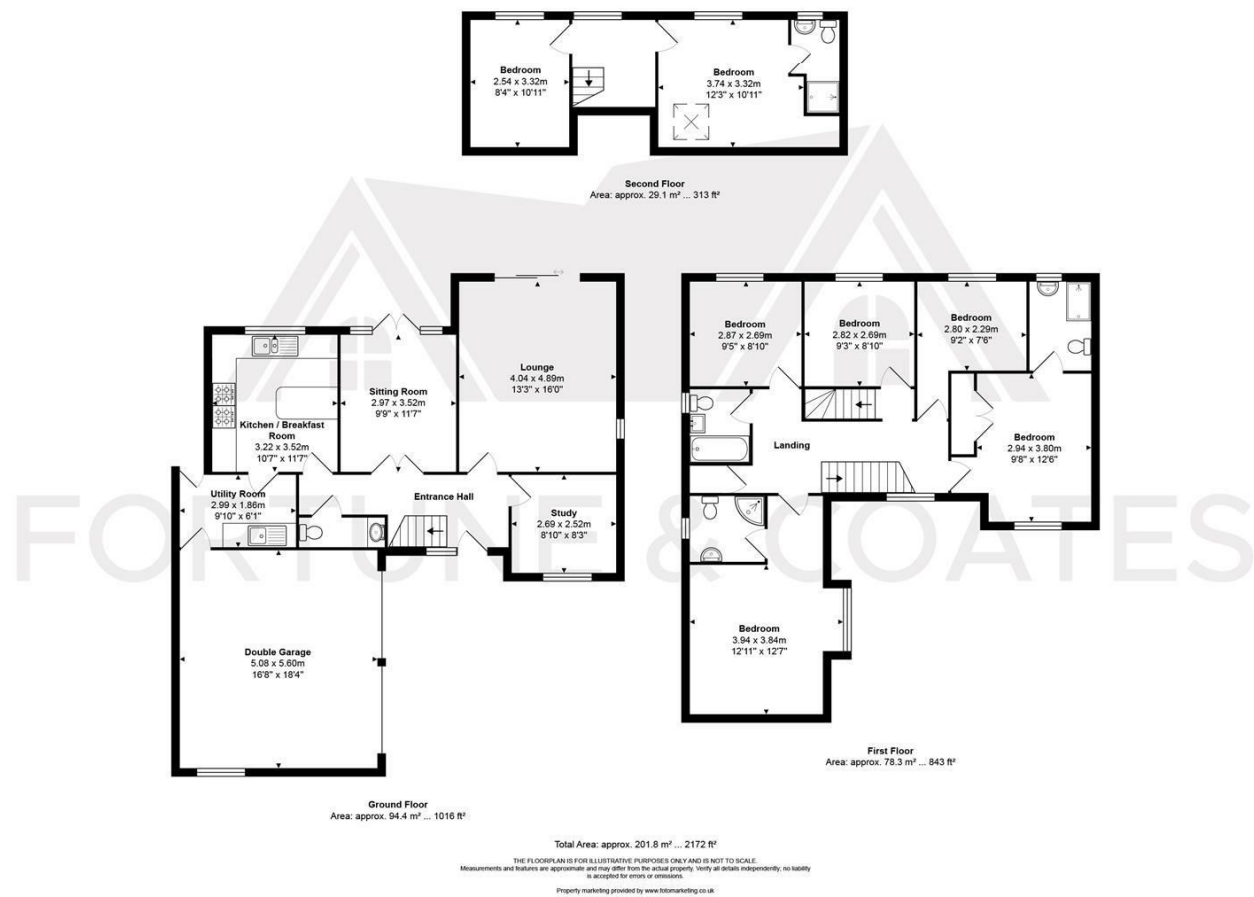
Bedroom 9'4" x 8'9" (2.87 x 2.69)

Bedroom 9'3" x 8'9" (2.82 x 2.69)

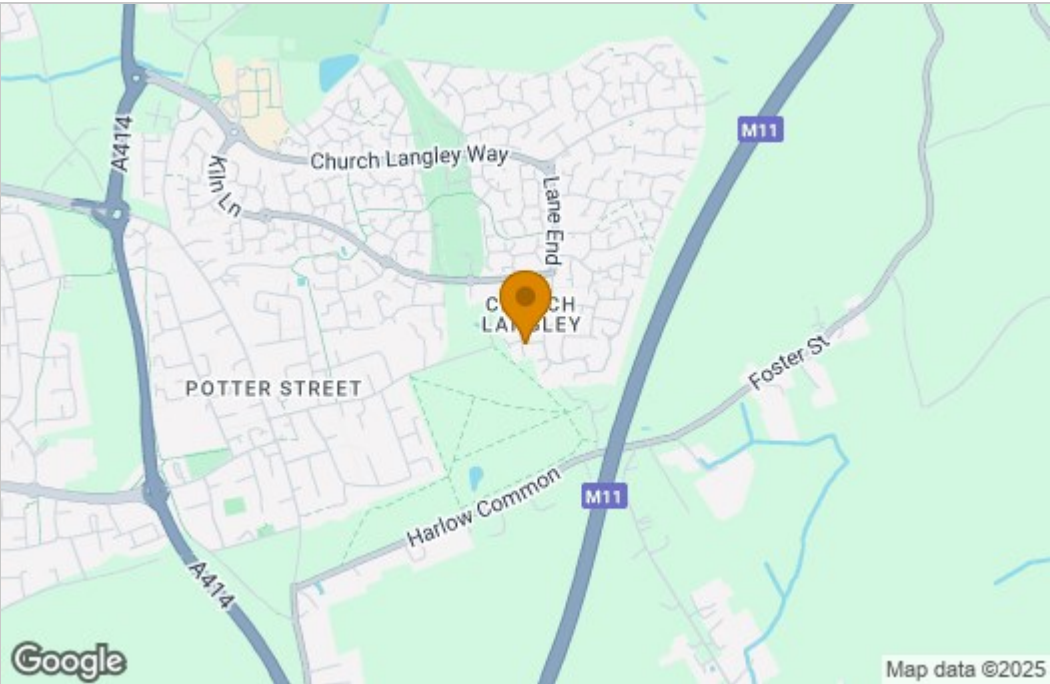
Bedroom 9'2" x 7'6" (2.80 x 2.29)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n 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.

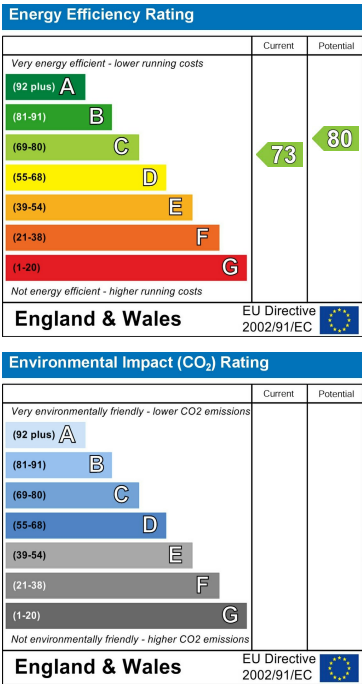
Floor Plan



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.