



**FORTUNE & COATES**

The People's Estate Agent

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



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## 6 Rose Cottages Mill Street, Harlow, CM17 9JQ

**Guide price £550,000**

Guide Price: £550,000 -£600,000

Fortune and Coates are pleased to offer to the market this four bedroom cottage situated in the location of Mill Street, Harlow.

Upon entering, you are welcomed by an inviting porch that leads into a generous open plan sitting room/lounge. This expansive area is perfect for entertaining family and friends, featuring a lovely fireplace that adds a cosy touch. The lounge seamlessly connects to the kitchen/diner, which is well-equipped with wall and base units, ample cupboard space, and room for a dining table, making it a wonderful space for family meals.

Conveniently adjacent to the kitchen is a utility room, providing additional storage and plumbing for a washing machine, as well as space for a fridge. A spacious double

Sitting room/Lounge 24'4" x 12'0" (7.42 x 3.68)

Kitchen/diner 10'0" x 16'2" (3.05 x 4.95)

Utility room 7'0" x 9'11" (2.14 x 3.04)

Bathroom 7'0" x 9'11" (2.14 x 3.04)

Bedroom 8'4" x 9'6" (2.56 x 2.91)

Bedroom 12'1" x 12'5" (3.70 x 3.79)

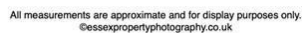
Bedroom 8'10" x 8'3" (2.71 x 2.54)

Bedroom 7'5" x 12'3" (2.27 x 3.75)

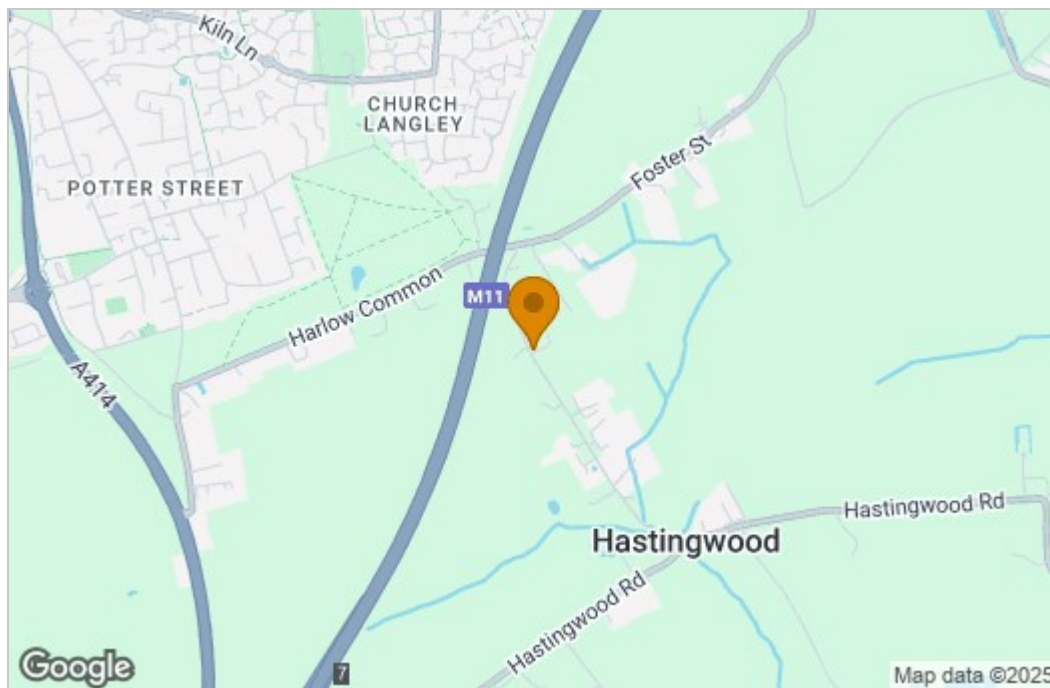
Shower room 6'0" x 3'6" (1.84 x 1.09)




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		EU Directive 2002/91/EC	
<h2>England &amp; Wales</h2>			
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<h2>England &amp; Wales</h2>			

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