



**FORTUNE & COATES**

The People's Estate Agent

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**12 Bullfinch Road, Harlow, CM17 9GL**

**Guide price £450,000**

Guide price £450,000-£475,000.

Fortune and Coates are pleased to offer to the market this lovely three bedroom semi-detached family home situated in the sought after location of Bullfinch Road, Newhall.

Upon entering, you are greeted by an inviting entrance hallway that leads to a convenient downstairs W/C, as well as access to the well-appointed kitchen and a spacious lounge/diner.

The lounge is a bright and airy space, ideal for relaxation and entertaining, featuring French patio doors that open seamlessly onto the rear garden. Adjacent to the

Lounge/diner 15'10" x 17'1" (4.85 x 5.22)

Kitchen 8'0" x 12'10" (2.46 x 3.93)

Study 8'3" x 8'5" (2.54 x 2.57)

Garage 8'7" x 7'1" (2.64 x 2.17)

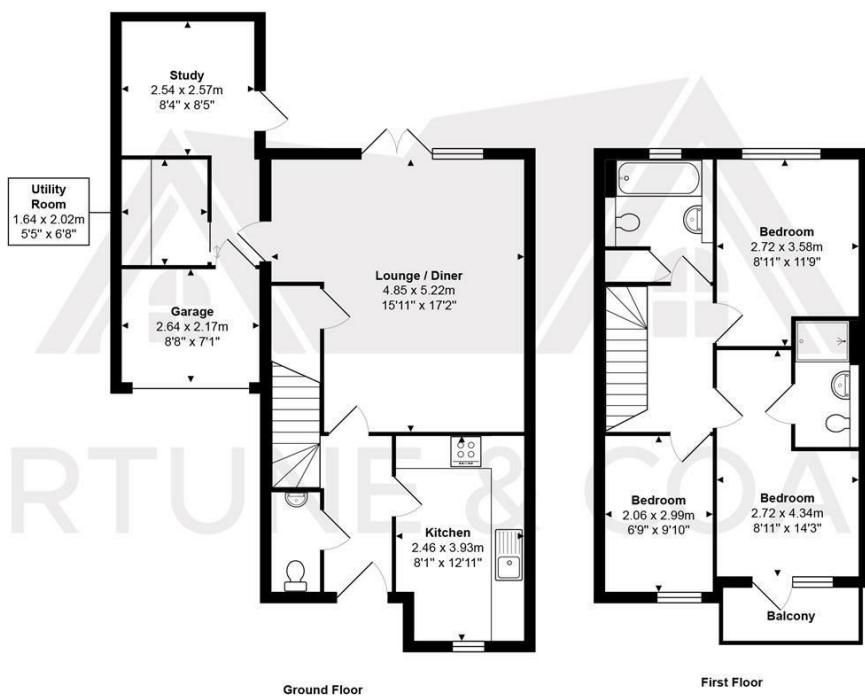
Bedroom 8'11" x 14'2" (2.72 x 4.34)

Bedroom 8'11" x 11'8" (2.72 x 3.58)

Bedroom 6'9" x 9'9" (2.06 x 2.99)

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 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.

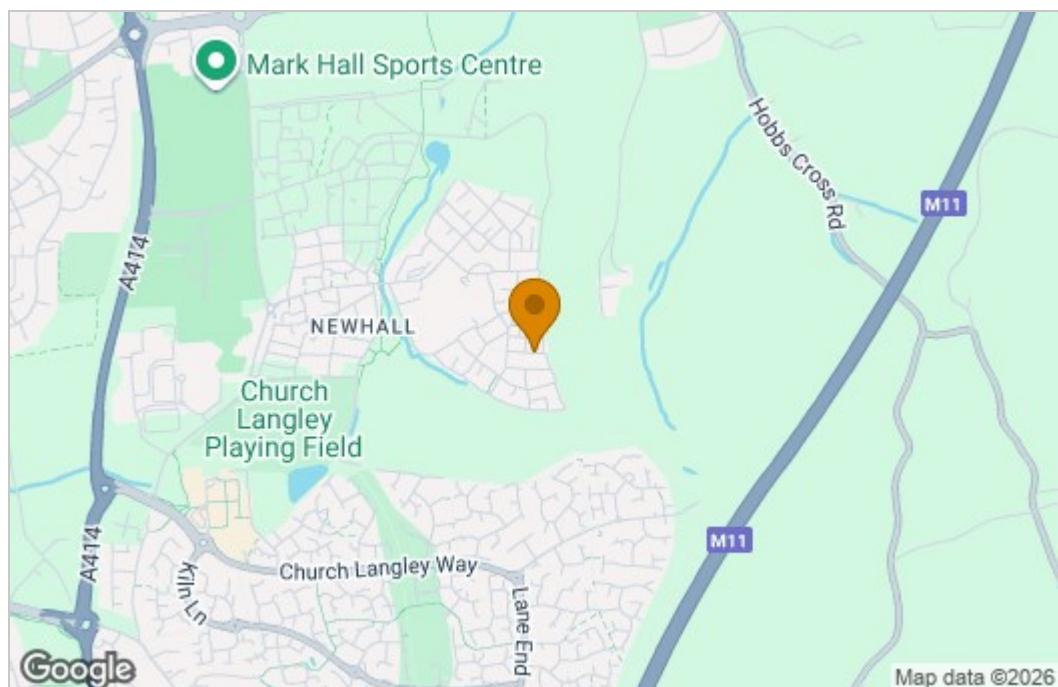
## Floor Plan



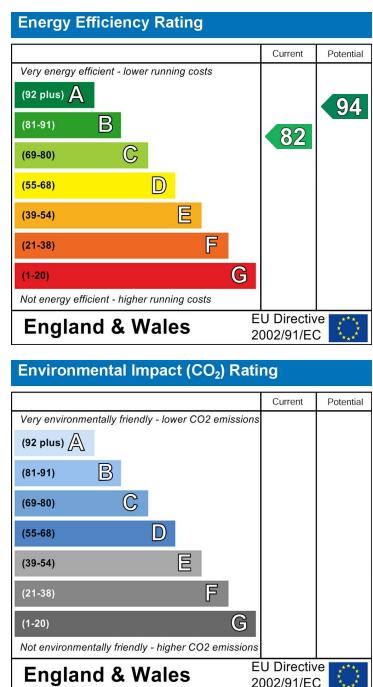
Total Area: approx. 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup> (excluding balcony)  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
 is accepted for errors or omissions.

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## Area Map



## Energy Efficiency Graph



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