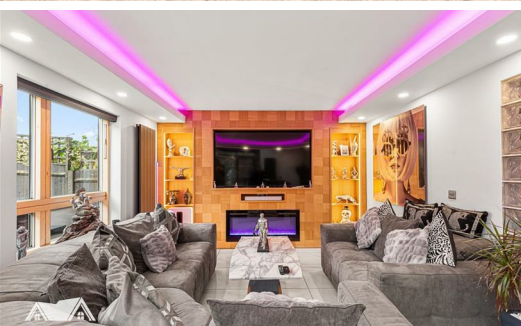




**FORTUNE & COATES**

The People's Estate Agent

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



**16 Great Auger Street, Harlow, CM17 9HW**

**Guide price £650,000**

Guide Price: 650,000-675,000

Fortune and Coates are excited to present this contemporary, four-bedroom detached house on the sought-after Great Auger Street, Newhall, Harlow. Renovated to a high standard in 2020, this three-story home offers modern luxury and prime positioning.

The ground floor is fully tiled with underfloor heating, and air conditioning. A stylish glass porch leads to a generous lounge/diner boasting a Canadian oak-paneled media wall, LED electric fire, and a colour-adaptable light curtain. This space includes a hidden bar and opens into a UV-treated, two-story conservatory that's flooded with light while regulating temperature. French doors provide seamless access to the rear garden. The sleek kitchen features marble worktops, aluminium splashbacks and integrated appliances, including a wine cooler and washing machine/dryer. A fully tiled cloakroom completes this level.

Lounge/diner 21'3" x 12'1" (6.49 x 3.70)

Kitchen 13'0" x 8'11" (3.98 x 2.74)

Garage 8'11" x 19'1" (2.72 x 5.83)

Master bedroom 8'11" x 19'1" (2.72 x 5.83)

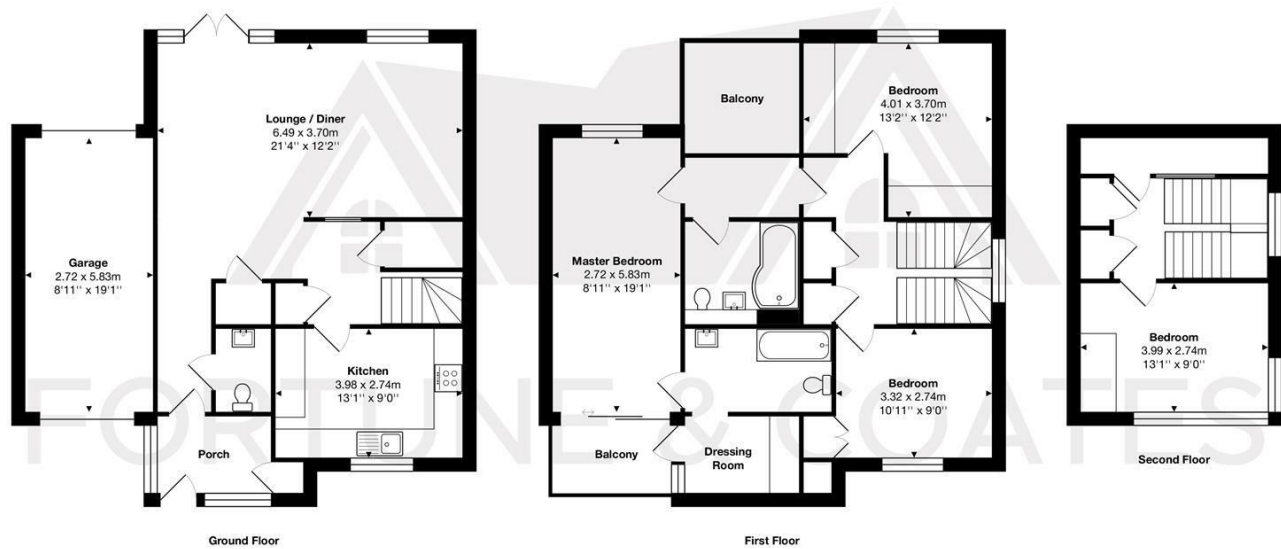
Bedroom 13'1" x 12'1" (4.01 x 3.70)

Bedroom 10'10" x 8'11" (3.32 x 2.74)

Bedroom 13'1" x 8'11" (3.99 x 2.74)

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

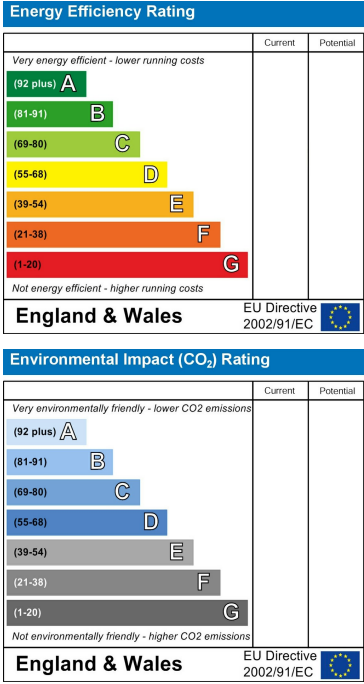


Total Area: approx. 169.5 m<sup>2</sup> ... 1825 ft<sup>2</sup> (excluding balcony)  
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
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Area Map



Energy Efficiency Graph



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.