



**FORTUNE & COATES**

The People's Estate Agent

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



## 10 Amble Lane, Harlow, CM17 9SY

**Offers in excess of £485,000**

Fortune and Coates are excited to welcome to the market this outstanding three bedroom link-detached family home situated in the highly sought after location of Amble Lane, Newhall Harlow.

Upon entering, you are greeted by an inviting entrance hallway that provides access to a convenient downstairs w/c. The spacious reception room is a standout feature, providing ample space for both relaxation and dining, enhanced by patio doors that seamlessly connect the indoor space to the rear garden.

The stylish kitchen is thoughtfully designed, boasting a range of wall and base units, complete with an integrated oven, hob, and fridge, with ample cupboard space.

## Reception

Kitchen 8'9" x 11'10" (2.67 x 3.61)

Garage 10'0" x 19'0" (3.06 x 5.81)

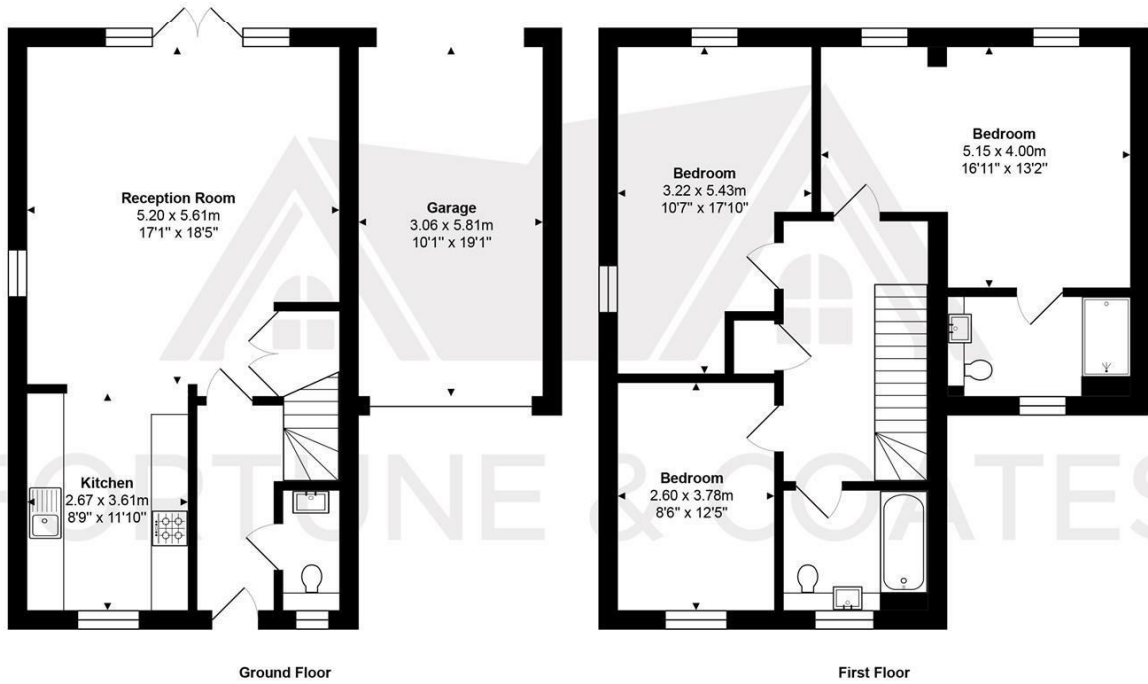
Bedroom 16'10" x 13'1" (5.15 x 4.00)

Bedroom 10'6" x 17'9" (3.22 x 5.43)

Bedroom 8'6" x 12'4" (2.60 x 3.78)

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

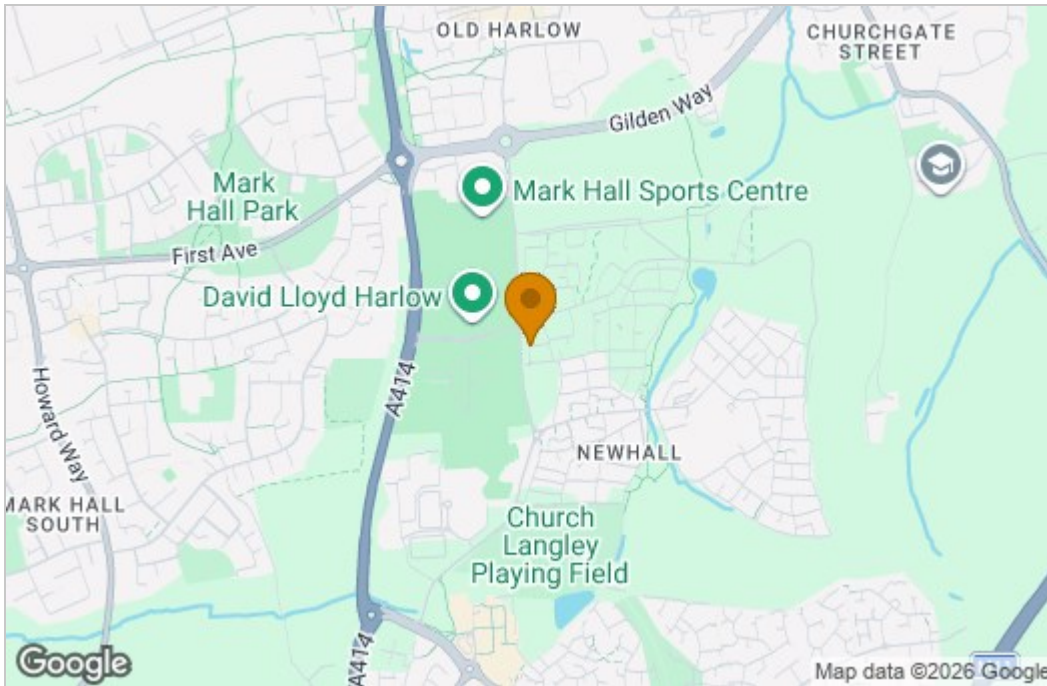


Total Area: approx. 136.3 m<sup>2</sup> ... 1467 ft<sup>2</sup>

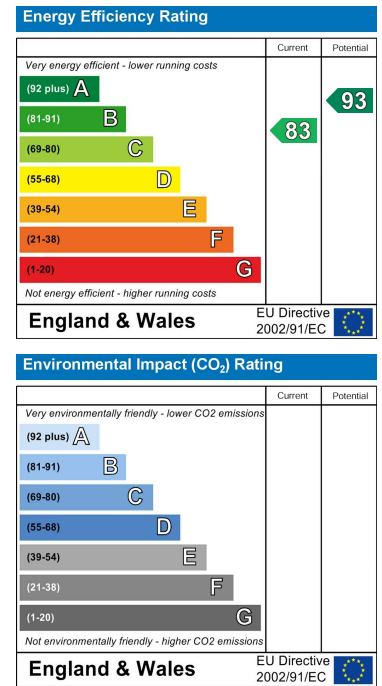
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

## 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.