



**FORTUNE & COATES**

The People's Estate Agent

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**160 Challinor, Harlow, CM17 9XE**

**Guide price £440,000**

Guide Price £440,000-£450,000. Fortune and Coates are excited to welcome to the market this outstanding three bedroom semi-detached family home situated in the sought after location of Challinor, Harlow.

Upon entering, you are welcomed by an entrance hallway that leads to a practical downstairs W/C, ideal for both guests and family members. The living room is bright and airy, filled with natural light and features stairs that ascend to the first floor, along with direct access to the kitchen.

The stylish kitchen is a true highlight of the home, boasting an arrangement of wall and base units that provide ample storage. It is equipped with an integrated oven and hob, as well as space for a fridge/freezer, making it a highly functional area. The extended section of the kitchen is particularly impressive, boasting a modern media wall

Living room 14'5" x 15'8" (4.41 x 4.78)

Kitchen/sitting room 14'5" x 18'0" (4.41 x 5.51)

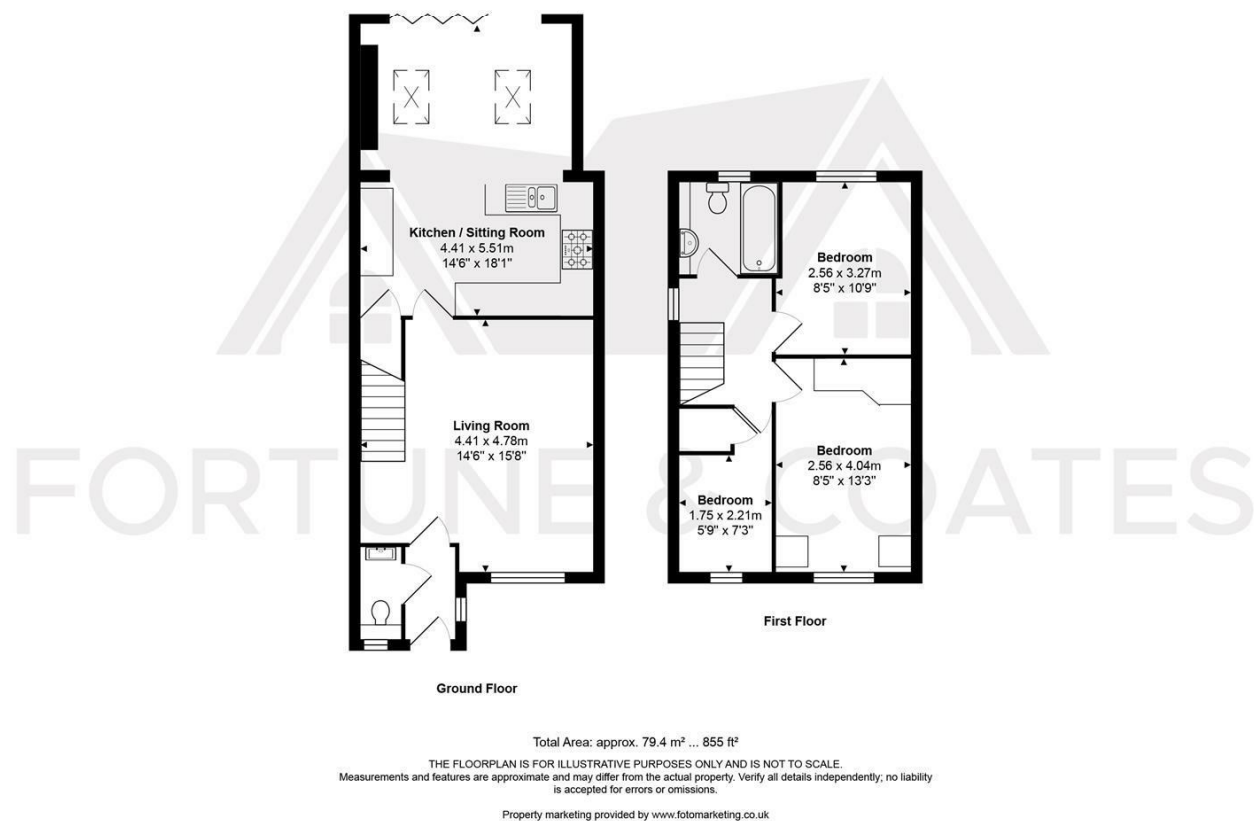
Bedroom 8'4" x 13'3" (2.56 x 4.04)

Bedroom 8'4" x 10'8" (2.56 x 3.27)

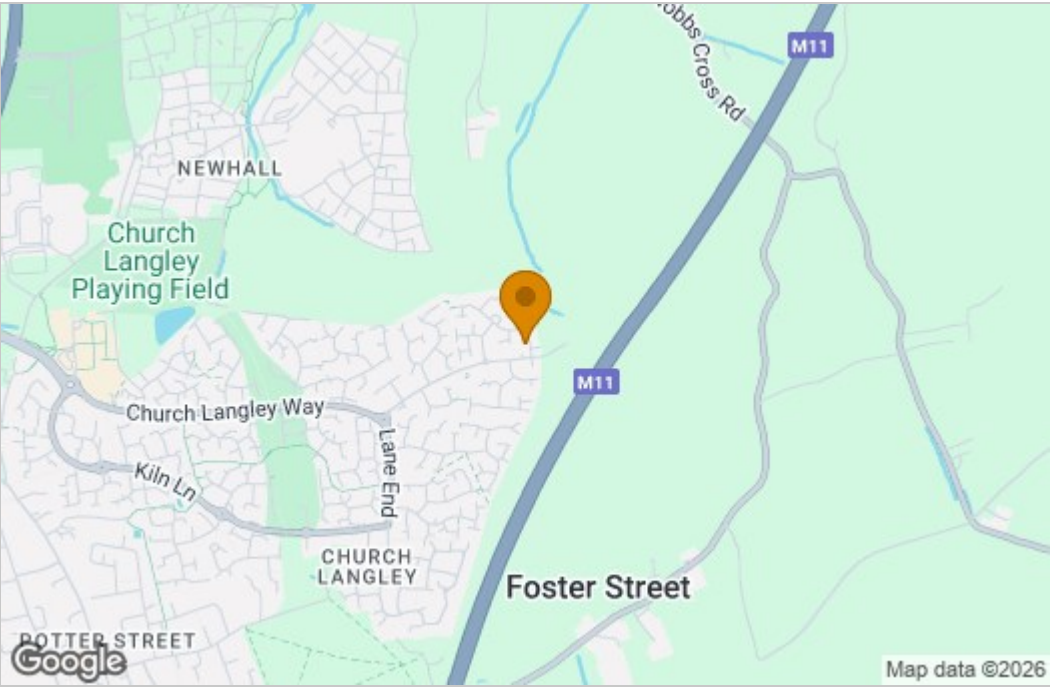
Bedroom 5'8" x 7'3" (1.75 x 2.21)

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.

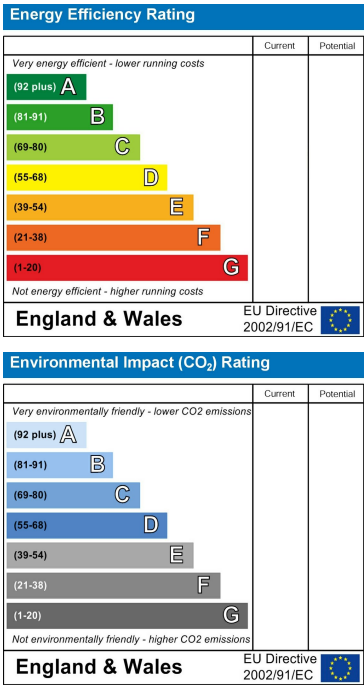
Floor Plan



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.