



**FORTUNE & COATES**

The People's Estate Agent

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**33 Hawkenbury, Harlow, CM19 4HY**

**Guide price £490,000**

Guide Price: £490,000 - £515,000.

Fortune and Coates are pleased to present this larger than average four bedroom detached family home with lots of potential to extend (SSTPP) located in the sought after Hawkenbury, Harlow which is close to shops, junior and senior schools, amenities, restaurants, Princess Alexandra Hospital, Harlow town train station with direct links to London, Cambridge and Stansted airport as well as being within close proximity to the M11. The property is being offered with no onward chain and comprises entrance porch/ entrance hallway, cloakroom/W.C, spacious kitchen/diner with range of wall and base units and leads to a roomy utility room and then storage room. The generous lounge offers lots of natural light and leads to a dining room with patio doors that open out to the rear garden. Upstairs features four well proportioned bedrooms and family bathrooms. Outside, the rear garden is split level and extends around both sides of the home with an array of mature shrubs and trees as well as patio area. To the front is a garage and off street parking for two/vehicles. This would be a perfect home for you to make your own and advise an early viewing.

Lounge 13'3" x 18'4" (4.04 x 5.59)

Kitchen/Diner 17'10" x 9'6" (5.44 x 2.9)

Dining Room 8'2" x 9'6" (2.49 x 2.9)

Utility Room 10'3" x 8'1" (3.13 x 2.48)

Storage Room 10'3" x 8'9" (3.13 x 2.68)

Cloakroom/W.C

Bedroom 14'4" x 9'6" (4.38 x 2.9)

Bedroom 13'8" max x 8'5" (4.17 max x 2.59)

Bedroom 7'3" x 9'6" (2.21 x 2.9)

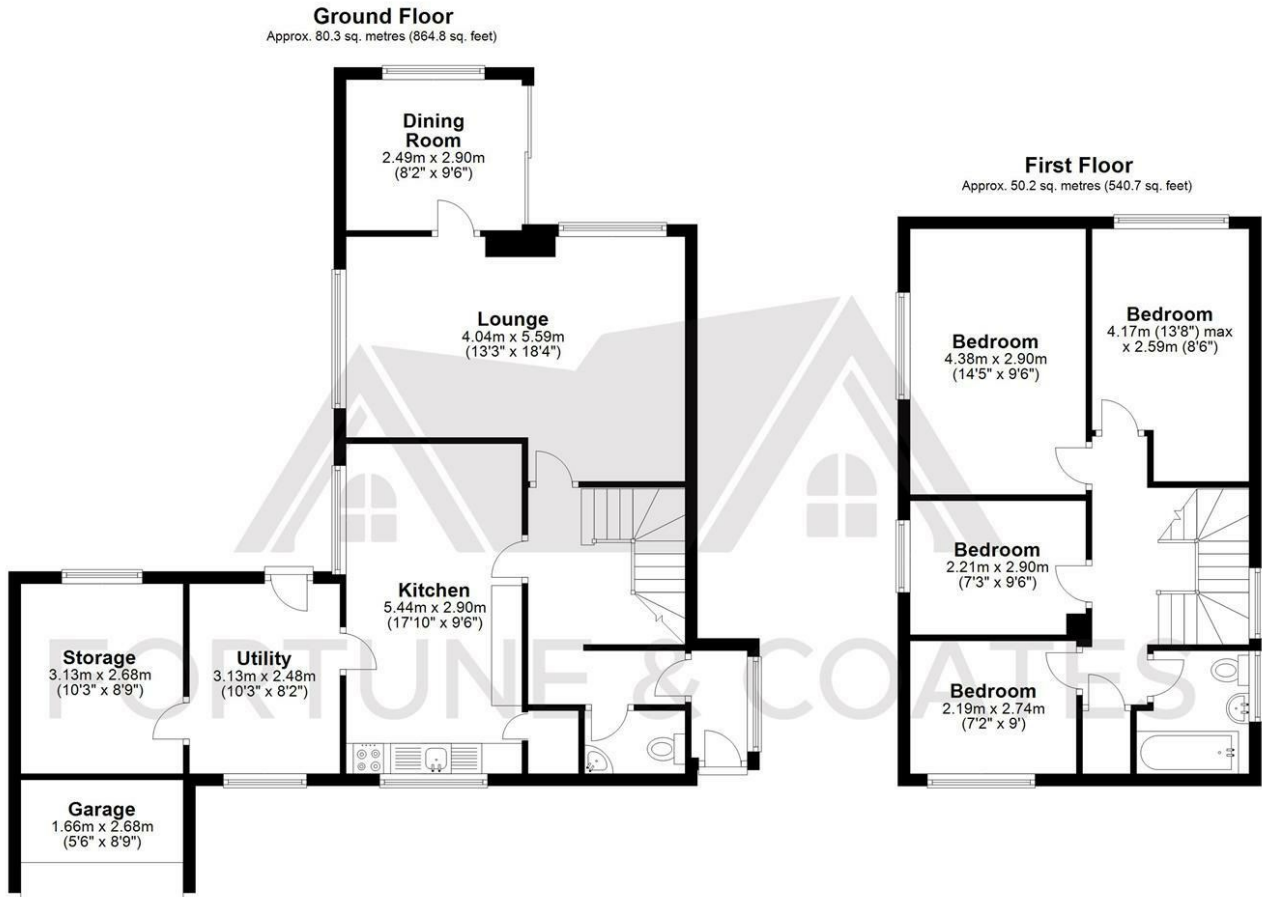
Bedroom 7'2" x 8'11" (2.19 x 2.74)

Family Bathroom

Garage 5'5" x 8'9" (1.66 x 2.68)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

# Floor Plan

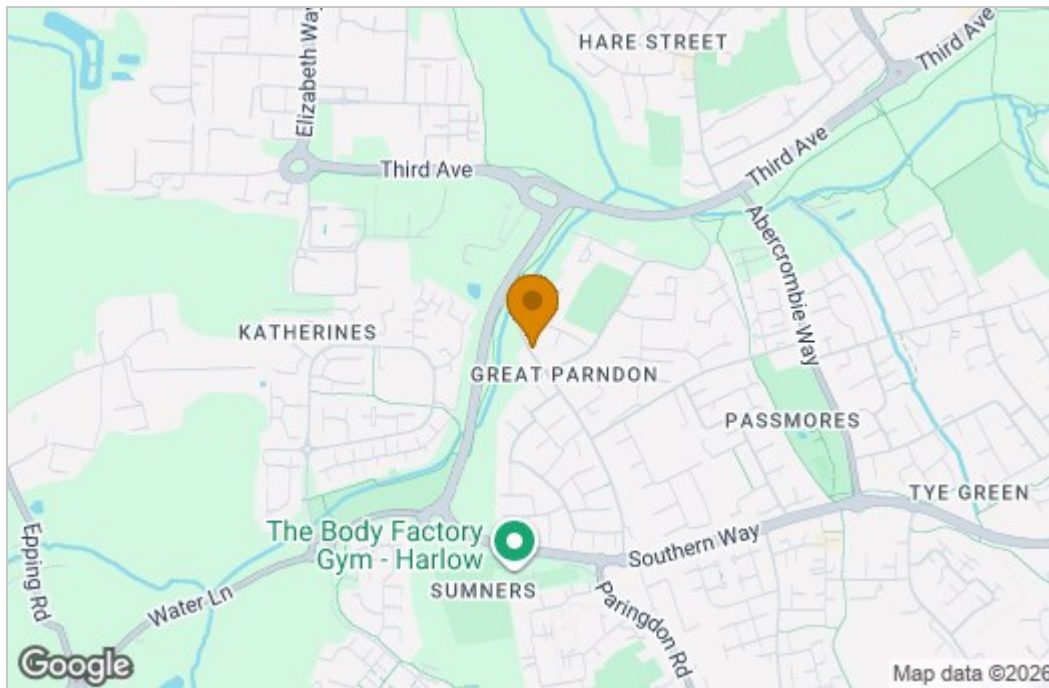


Total area: approx. 130.6 sq. metres (1405.4 sq. feet)

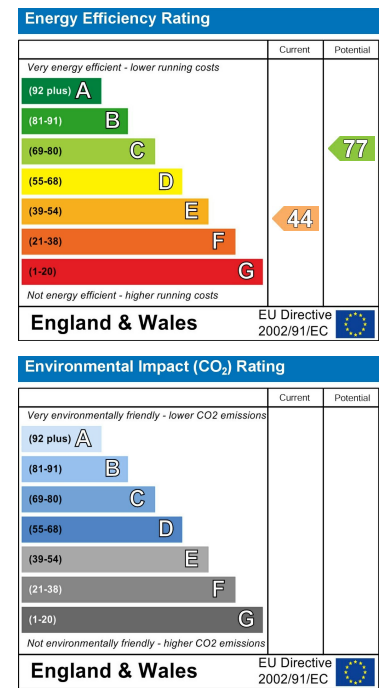
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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# Area Map



# Energy Efficiency Graph



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