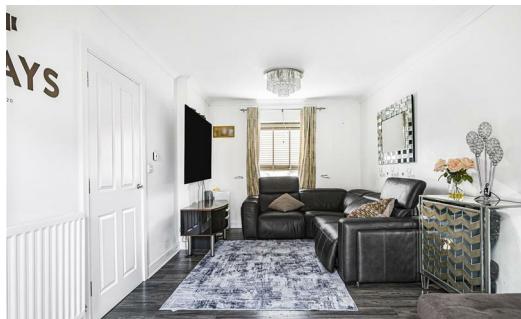




**FORTUNE & COATES**

The People's Estate Agent

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



**3 Findings Lane, Harlow, CM17 9HE**

**£450,000**

Fortune and Coates are excited to present this immaculately presented three bedroom link detached home in Findings Lane. Built from new in 2017 this property benefits from a spacious lounge, fully integrated kitchen with dining area, downstairs W/C, three bedrooms, and a family bathroom with en-suite to master bedroom. Externally, you have a car port for two cars, a large garage/outhouse, and a well presented low maintenance rear garden. Location wise you are a short walk from local amenities, coffee shops, and are situated in a great catchment area for Newhall Primary School and close to transport links and M11.

Viewing is a must!!

Council Tax Band E

**Hallway 8'0" x 6'11" (2.44 x 2.13)**

**Lounge 8'11" x 18'0" (2.74 x 5.49)**

**Kitchen 8'11" x 18'0" (2.74 x 5.49)**

**Master Bedroom 18'11" x 13'5" (5.79 x 4.09)**

**Bedroom 10'0" x 10'11" (3.05 x 3.35)**

**Bedroom 8'11" x 6'11" (2.74 x 2.13)**

**Garage 14'11" x 14'0" (4.57 x 4.27)**

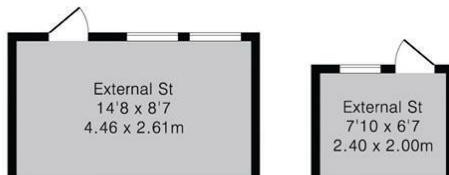
Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

## Floor Plan

Approximate Gross Internal Area 1297 sq ft – 120 sq m  
 Ground Floor Area 553 sq ft – 51 sq m  
 First Floor Area 567 sq ft – 53 sq m  
 Outbuilding Area 177 sq ft – 16 sq m



Ground Floor

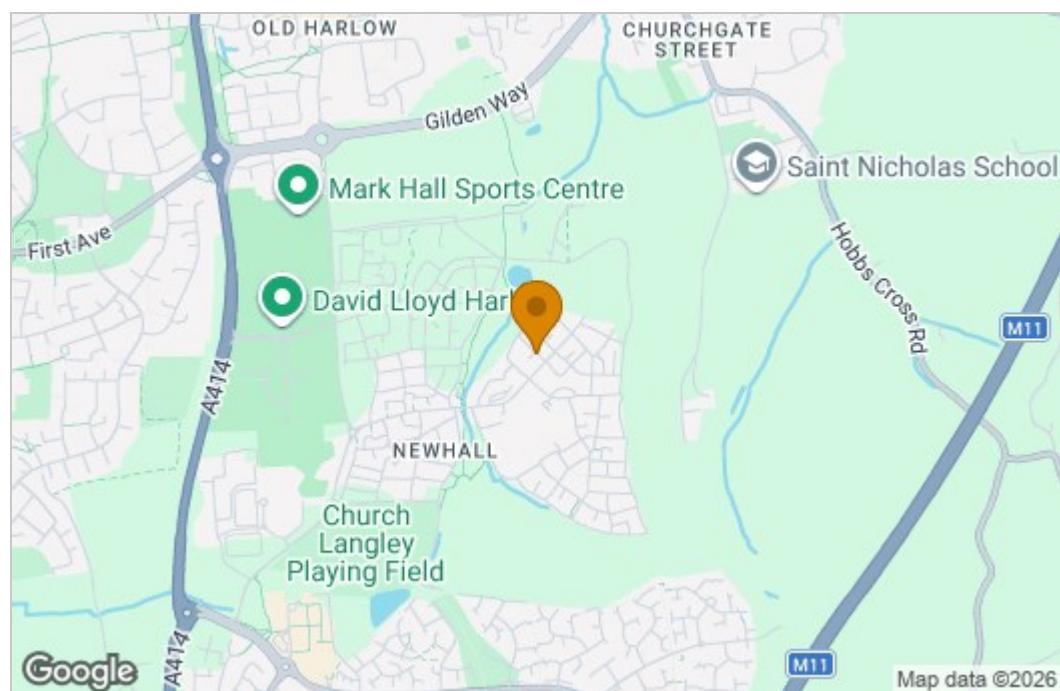


Outbuilding

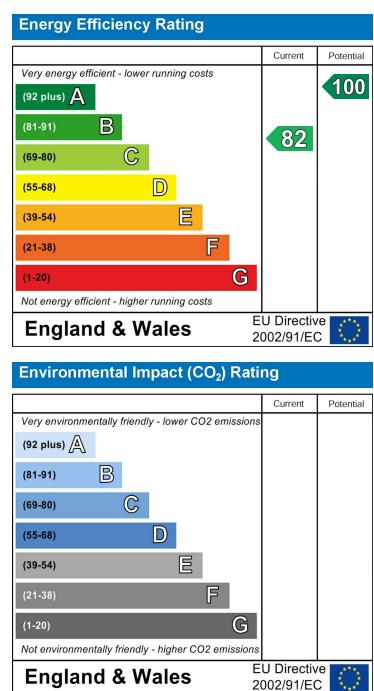


First Floor

## 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.