



**FORTUNE & COATES**

The People's Estate Agent

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



## 1 Stonehall Grove Downhall Road, Harlow, CM17 0RA

Guide price £650,000

Fortune and Coates are delighted to welcome to the market this beautiful three-bedroom detached family home situated within an exclusive private gated development in Stonehall Grove, on the outskirts of Matching Green.

Upon entering you are greeted by a spacious hallway running through the centre of the home, creating a bright and welcoming atmosphere. To the left, the dual aspect lounge is flooded with natural light and features a charming wood burning stove as its focal point, with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

To the rear of the hallway, a door leads into the impressive dual aspect dining area, beautifully finished with panelled walls and a solid oak floor that flows effortlessly

Lounge 10'7" x 16'7" (3.24 x 5.06)

Kitchen/diner 10'4" x 16'7" (3.16 x 5.06)

Bedroom 10'8" x 10'0" (3.26 x 3.06)

Bedroom 10'3" x 9'2" (3.14 x 2.81)

Bedroom 10'3" x 7'0" (3.14 x 2.14)

Garage 9'4" x 17'3" (2.86 x 5.28)

Utility 9'4" x 5'6" (2.86 x 1.70)

Studio 7'9" x 12'5" (2.38 x 3.80)

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

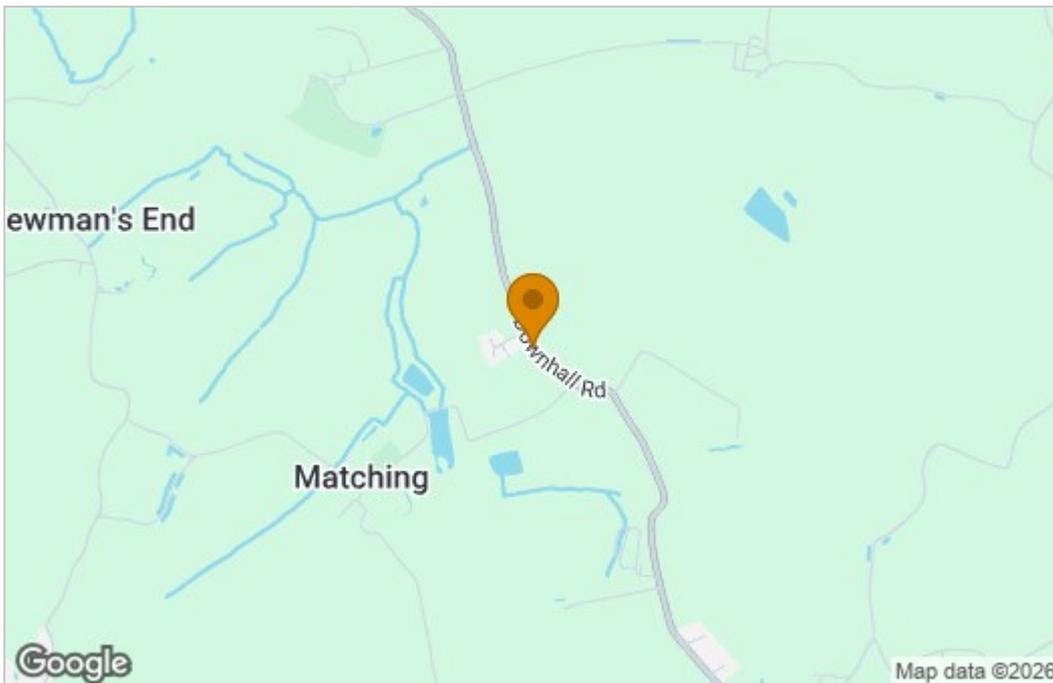


Total Area: approx. 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup>

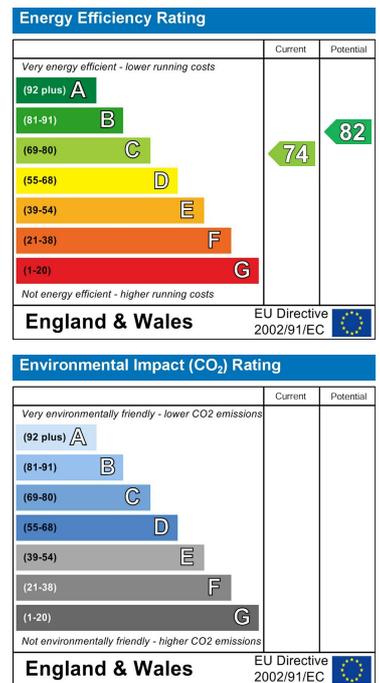
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.