



**FORTUNE & COATES**

The People's Estate Agent

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**12 Westbury Rise, Harlow, CM17 9NS**

**£425,000**

Fortune and Coates are delighted to welcome to the market this beautifully presented three-bedroom semi-detached family home, situated in the highly sought after location of Westbury Rise, Harlow.

Upon entering, you are greeted by a welcoming entrance hallway which provides access to a convenient ground floor W/C. The lounge is the heart of the home flooded with natural light with laminated wood flooring and stairs rising to the first floor. The separate dining room sits to the rear of the property and benefits from patio doors opening directly onto the garden, creating a wonderful space for both everyday family living and entertaining guests.

The kitchen is positioned to the rear and offers a range of wall and base units complemented by a tiled splash back and wooden worktops. It benefits from an

Living Room 17'4" x 15'8" (5.30 x 4.78)

Dining Room 7'5" x 8'11" (2.28 x 2.72)

Kitchen 7'7" x 8'11" (2.33 x 2.72)

Bedroom 8'7" x 12'0" (2.64 x 3.67)

Bedroom 8'7" x 10'5" (2.64 x 3.18)

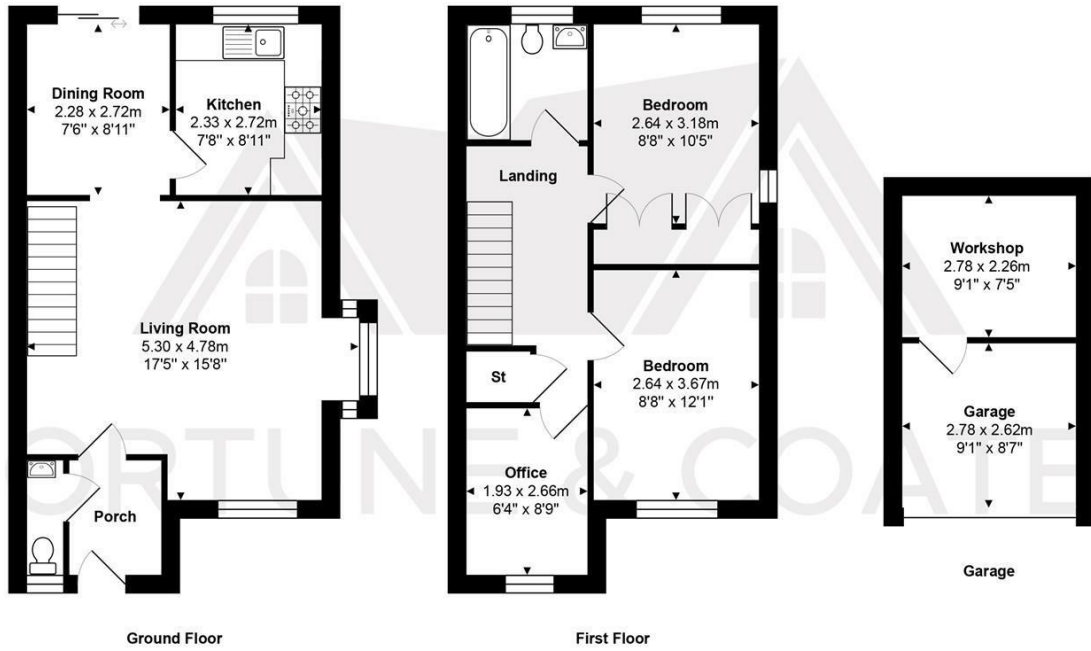
Office 6'3" x 8'8" (1.93 x 2.66)

Garage 9'1" x 8'7" (2.78 x 2.62)

Shed 9'1" x 8'7" (2.78 x 2.62)

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

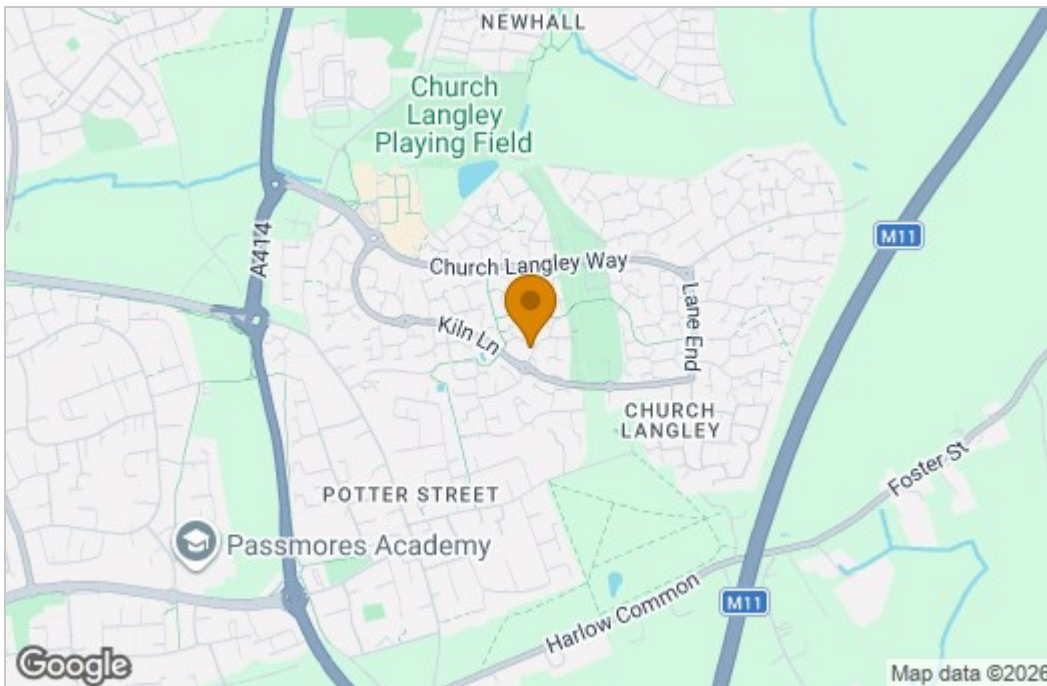


Total Area: approx. 90.8 m<sup>2</sup> ... 978 ft<sup>2</sup>

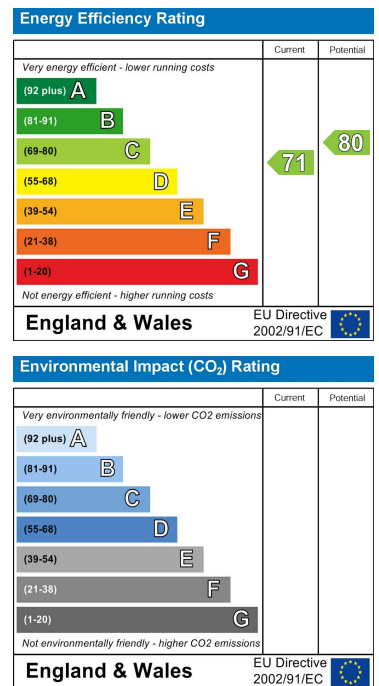
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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.