



FORTUNE & COATES

The People's Estate Agent

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22 Hawkenbury, Harlow, CM19 4HY

Guide price £600,000

Guide Price-£600,000-£650,000.

Fortune and Coates are delighted to offer to the market this extended five-bedroom semi-detached family home with a self-contained annex, situated within the highly desirable cul-de-sac of Hawkenbury, Harlow.

Upon entering, you are welcomed into a spacious entrance hallway leading through to the kitchen and living room with a downstairs w/c. The living room is flooded with natural light through large windows and skylights, creating a bright and airy atmosphere throughout. Offering ample space for multiple seating areas, this versatile room is ideal for both relaxing and entertaining family and friends.

Living room 17'10" x 17'5" (5.45 x 5.31)

Kitchen 13'6" x 13'7" (4.12 x 4.16)

Dining room 8'0" x 12'2" (2.46 x 3.73)

Utility room 11'0" x 4'9" (3.36 x 1.47)

Lounge/kitchen 11'7" x 17'10" (3.54 x 5.45)

Bedroom 11'9" x 10'10" (3.59 x 3.32)

Bedroom 12'2" x 10'10" (3.73 x 3.32)

Bedroom 12'2" x 8'10" (3.73 x 2.70)

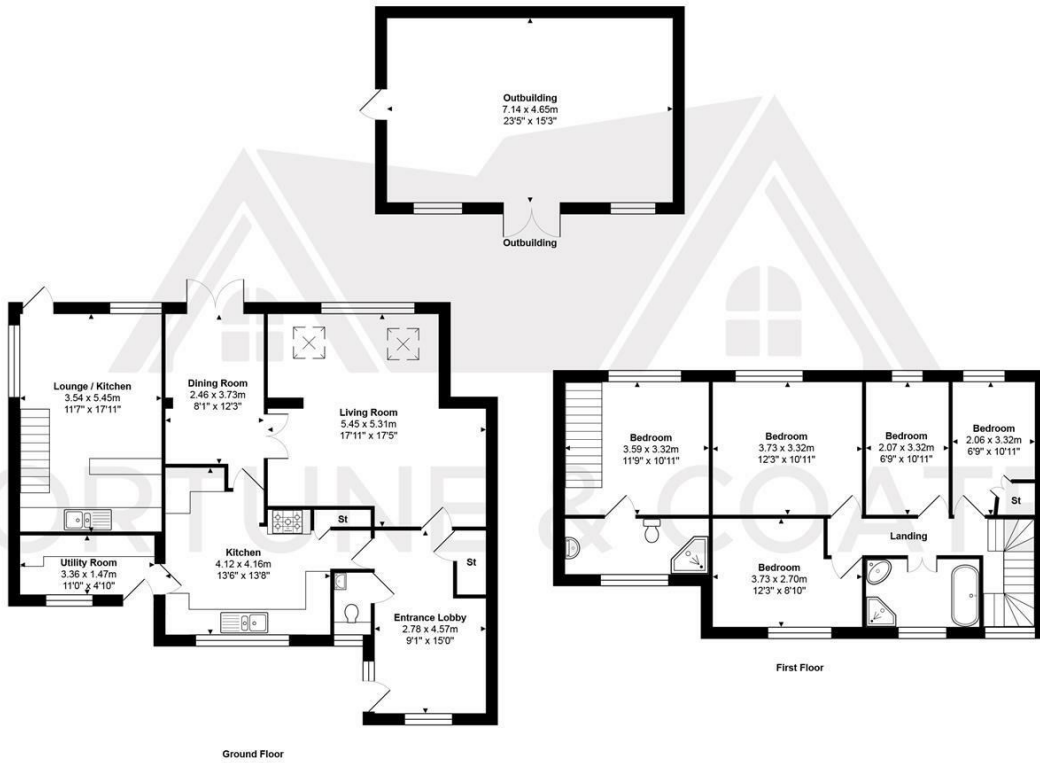
Bedroom 6'9" x 10'10" (2.07 x 3.32)

Bedroom 6'9" x 10'10" (2.06 x 3.32)

Outbuilding 23'5" x 15'3" (7.14 x 4.65)

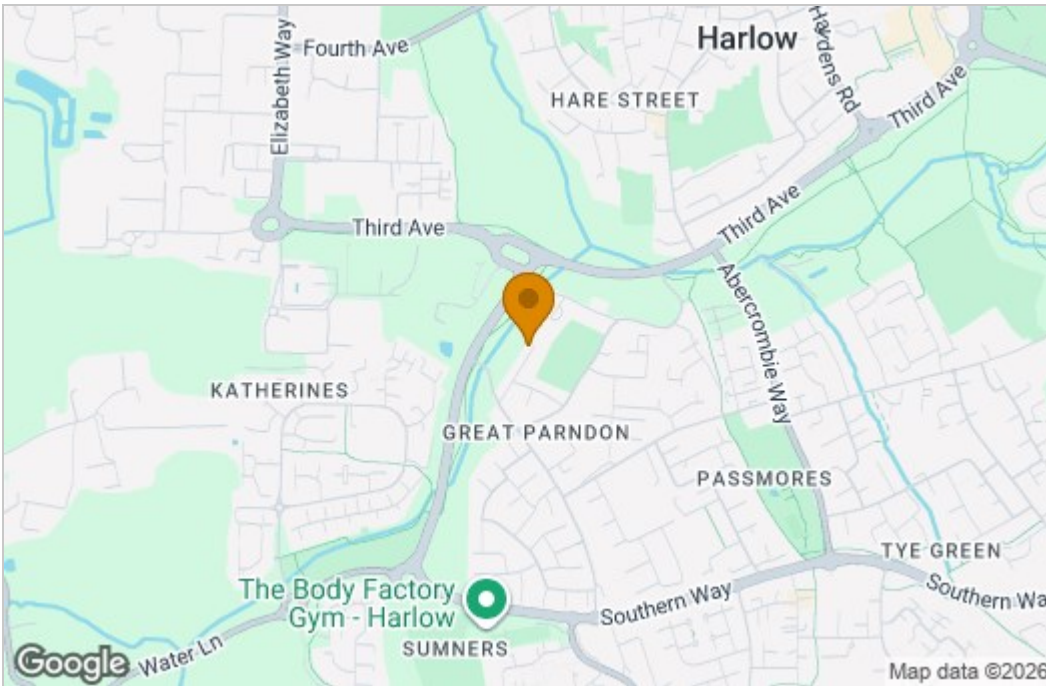
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Floor Plan



Total Area: approx. 192.7 m² ... 2074 ft²
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.