FORTUNE & COATES

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258 Felmongers, Harlow, CM20 3DR

£599,000

Fortune and Coates are delighted to welcome to the market this detached four bedroom family home, with an additional self contained one bedroom annexe situated in the popular and convenient tucked away location of Felmongers, Harlow

The home is presented to a very high standard throughout. The ground floor of the main residence comprises an inviting entrance hallway with cloakroom/W.C, storage cupboard and stairs to the first floor. The light, bright, spacious and comfortable living room with multiple aspects and door that leads to the rear garden. The modern and stylish bespoke fitted kitchen/diner offers a range of wall and base units with some integrated appliances including oven and hob, plumbing for washing machine and dishwasher and ample cupboard. The dining area is ideal for family and formal dining with patio doors overlooking the garden. The utility room hosts space for fridge/freezers and storage with door to outside and there is a modern study room ideal for a home business.

Fortune & Coates, Unit 16, Greenway Business Centr Harlow, Essex, CM19 5QE
Tel: 01279 797376 Email: Sales@fortuneandcoates.co.uk

Front
block paved driveway. Separate access into house and annex. Side gate leading to garden.

Entrance Hall 18'10" x 7'05" (5.74m x 2.26m)
UPVC double glazed front door, UPVC double glazed window to front. Radiator to wall. Understairs bespoke storage and a further storage cupboard. Internal doors to cloakroom, kitchen diner, lounge and study.

Living Room 13'4" x 17'5" (4.08 x 5.31)

Kitchen/Diner 21'10" x 10'5" (6.68 x 3.18)

Pantry 6'3" x 5'4" (1.93 x 1.65)

Downstairs W/C
UPVC double glazed window. White toilet and sink.

Study 9'9" x 7'11" (2.99 x 2.42)

Landing
UPVC double glazed window. Radiator to wall. Storage cupboard. Internal doors to bedrooms and bathroom.

Bedroom One 12'2" x 10'4" (3.73 x 3.17)

Bedroom Two 9'10" x 10'4" (3.01 x 3.17)

Bedroom Three 9'7" x 10'4" (2.94 x 3.17)

Wardrobe 9'3" x 7'6" (2.82 x 2.30)

ANNEX

Entrance Hall
UPVC double glazed front door. Storage cupboard. Internal doors to open plan kitchen and lounge.

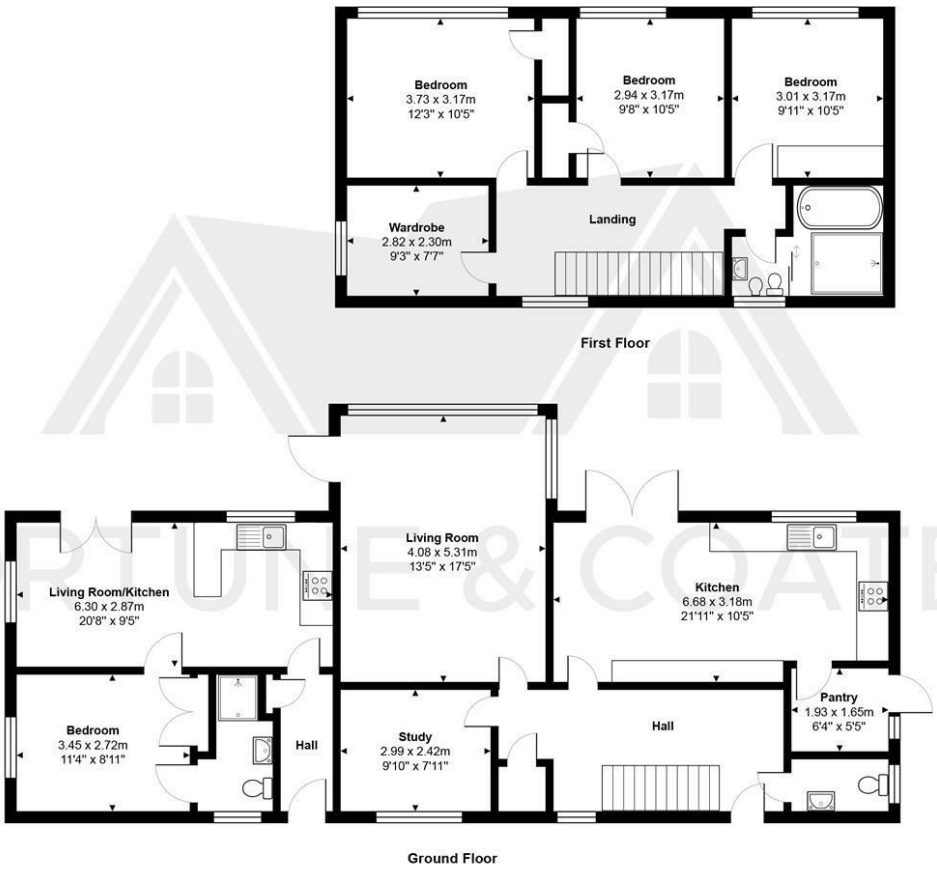
Living Room/Kitchen 20'8" x 9'4" (6.30 x 2.87)

Bedroom 11'3" x 8'11" (3.45 x 2.72)

En-Suite Shower Room

AGENT NOTE: The information provided about this property does not constitute or form part of an
offer or contract, nor may be 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.

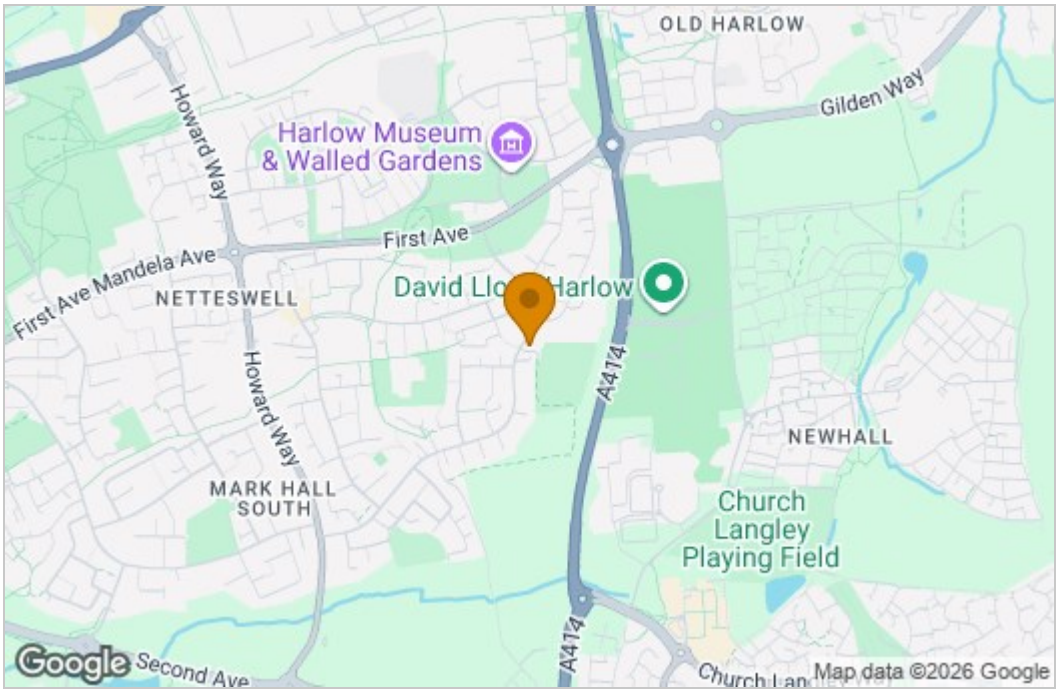
Floor Plan



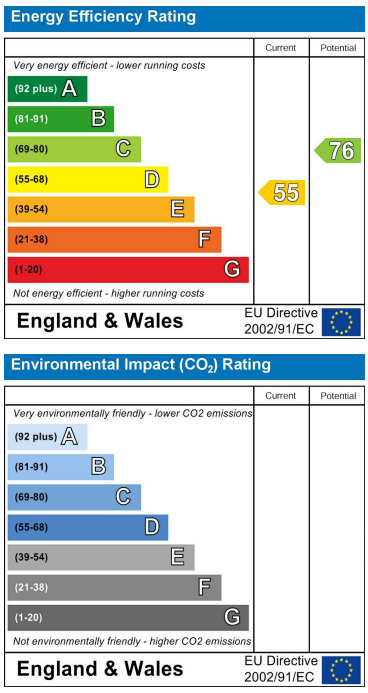
Total Area: 167.9 m² ... 1807 ft²

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



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