



FORTUNE & COATES

The People's Estate Agent

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9 Cobbins Way, Harlow, CM17 0LU

Guide price £425,000

Guide Price £425,000 - £450,000.

Fortune and Coates are delighted to welcome to the market this beautiful three bedroom semi detached family home with driveway and detached garage situated in the sought after and prestigious location of Cobbins Way, Churchgate Street, Old Harlow.

This home is impeccably presented and comprises an inviting entrance hallway with cloakroom/W.C and stairs to the first floor. The lounge is light, bright, airy and comfortable with dual aspects, open fire place and patio doors leading to the rear garden. The enviable kitchen/dining room features a range of bespoke base units with space for a range cooker, white marble work surfaces and up-stands, plenty of cupboard space, under floor heating, room for formal and family dining and french

Living Room 13'4" x 16'2" (4.08 x 4.94)

Kitchen/Diner 11'6" x 16'2" (3.51 x 4.94)

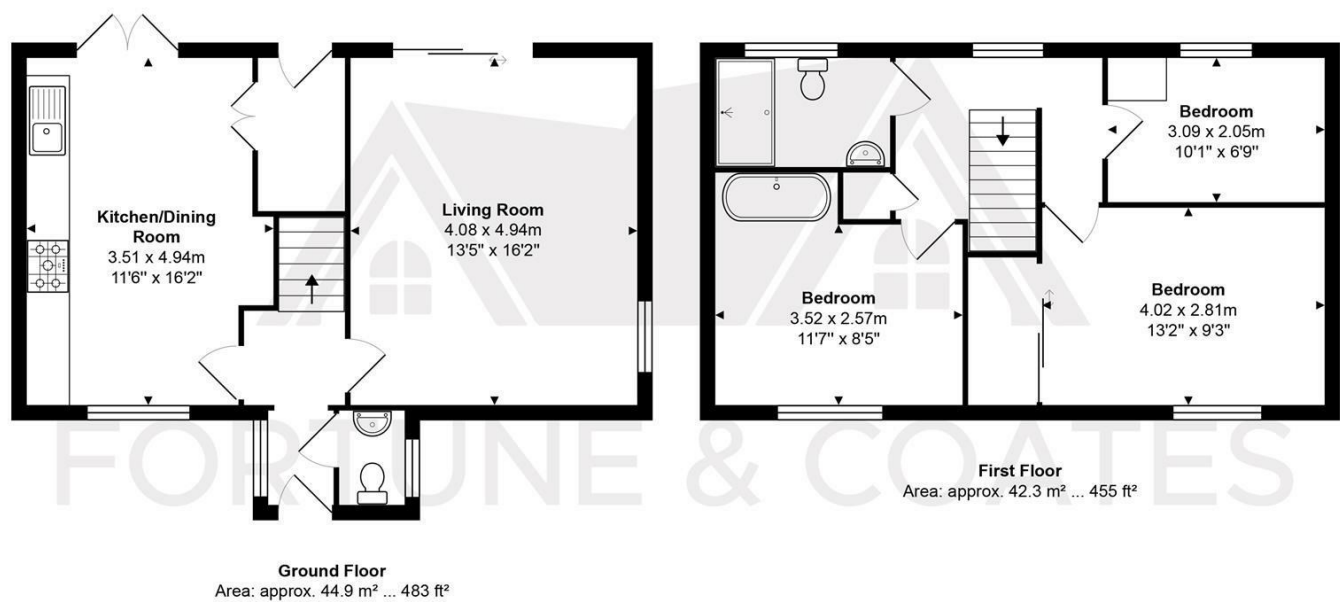
Bedroom 11'6" x 8'5" (3.52 x 2.57)

Bedroom 13'2" x 9'2" (4.02 x 2.81)

Bedroom 10'1" x 6'8" (3.09 x 2.05)

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

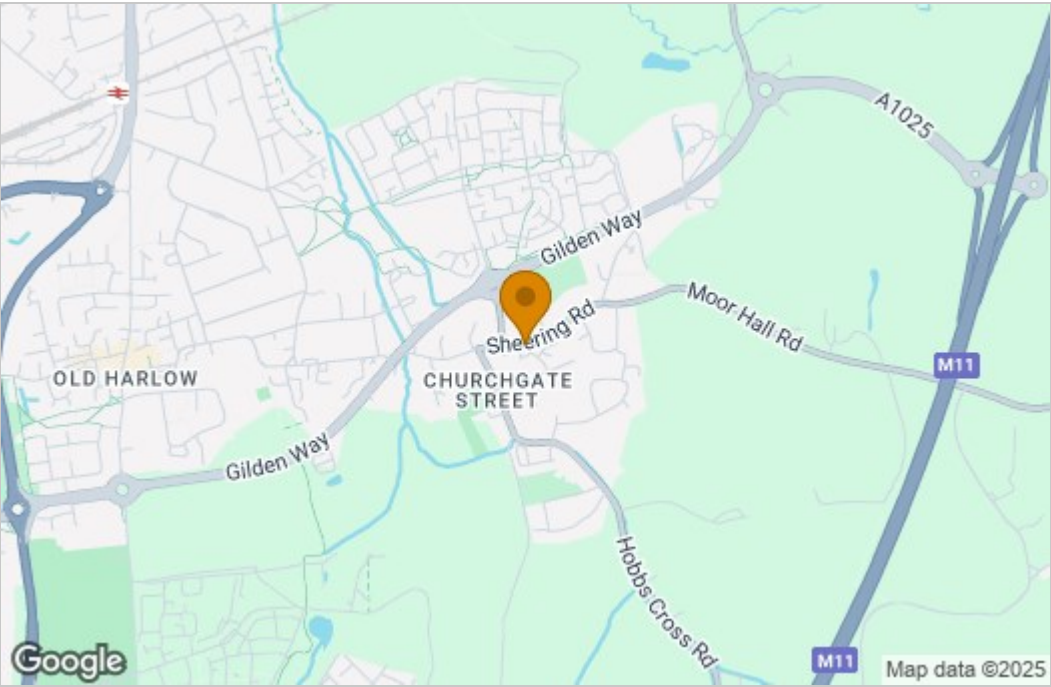


Total Area: approx. 88.6 m² ... 953 ft²

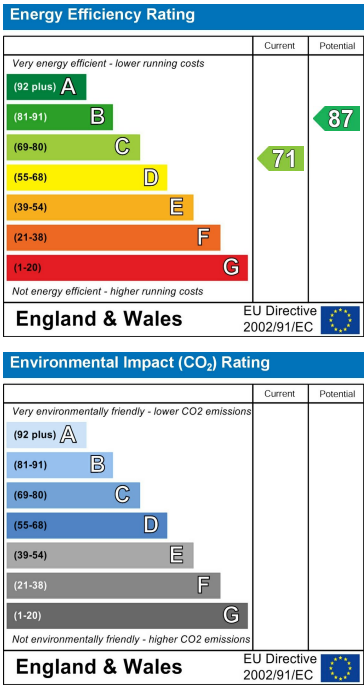
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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.