



FORTUNE & COATES

The People's Estate Agent



9 Hastingwood Park, Harlow, CM17 9SX

£700,000

Guide Price-£700,000-£725,000

Fortune and Coates are pleased to offer to the market this four bedroom semi-detached family home situated in the location of Mill Street, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to all downstairs rooms, including a convenient w/c.

The lounge is a bright and airy space, enhanced by large windows that allow natural light to flood in, making it an ideal setting for entertaining family and friends. The heart of the home is undoubtedly the kitchen/lounge/diner, which features a stylish kitchen with sleek white wall and base cabinets with quartz stone worktops and integrated Bosch appliances along with ample cupboard space. A standout island provides additional storage and creates a welcoming atmosphere for casual dining.

Lounge 11'2" x 12'10" (3.41 x 3.93)

Lounge/kitchen/diner 18'4" x 21'11" (5.60 x 6.69)

Study 11'2" x 8'1" (3.41 x 2.48)

Bedroom 12'9" x 13'0" (3.91 x 3.97)

Bedroom 11'1" x 11'6" (3.40 x 3.51)

Bedroom 12'4" x 9'5" (3.76 x 2.88)

Bedroom 7'7" x 11'6" (2.33 x 3.51)

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. 151.3 m² ... 1629 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			94
(81-91) B		85	
(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.