



**FORTUNE & COATES**

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## 160 Challinor , Harlow, CM17 9XE

Guide Price £440,000-£450,000. Fortune and Coates are excited to welcome to the market this outstanding three bedroom semi-detached family home situated in the sought after location of Challinor, Harlow.

Upon entering, you are welcomed by an entrance hallway that leads to a practical downstairs W/C, ideal for both guests and family members. The living room is bright and airy, filled with natural light and features stairs that ascend to the first floor, along with direct access to the kitchen.

**Guide price £440,000**

# 160 Challinor

, Harlow, CM17 9XE



- Three bedroom extended semi-detached family home
- Garage and driveway
- Nicely presented throughout
- Close to local amenities
- Spacious lounge
- Early viewing advised

## Living room

14'5" x 15'8" (4.41 x 4.78)

## Kitchen/sitting room

14'5" x 18'0" (4.41 x 5.51)

## Bedroom

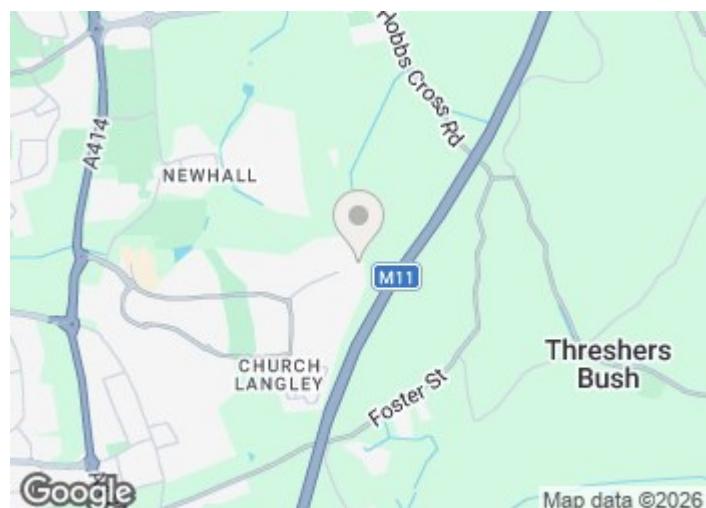
8'4" x 13'3" (2.56 x 4.04)

## Bedroom

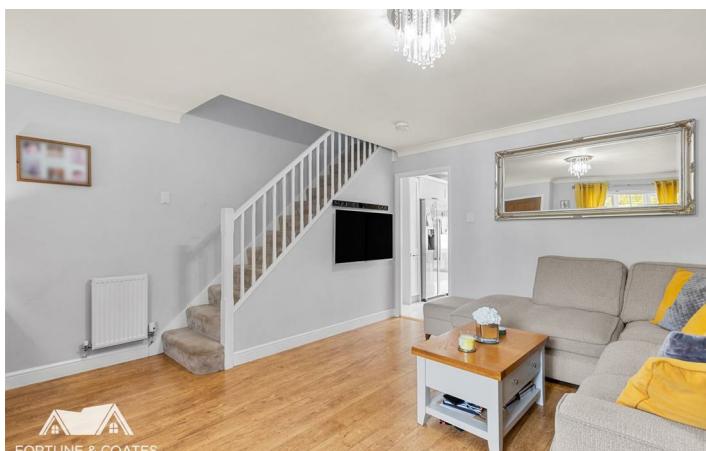
8'4" x 10'8" (2.56 x 3.27)

## Bedroom

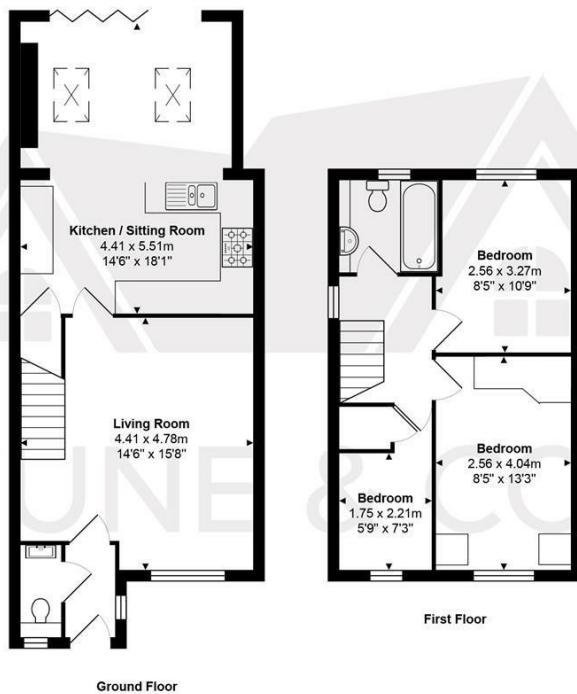
5'8" x 7'3" (1.75 x 2.21)



## Directions



## Floor Plan



Total Area: approx. 79.4 m<sup>2</sup> ... 855 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.

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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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC