FORTUNE & COATES

The People's Estate Agent

https://www.fortuneandcoates.co.uk

6 Calm Lane, Harlow, CM17 9TR

Offers in excess of £470,000

Fortune and Coates are delighted to offer to the market this three bedroom link detached family home situated in the new development of Calm Lane, Newhall, Harlow.

Upon entering, you are greeted by an inviting entrance hallway that leads to a convenient downstairs w/c and provides access to the spacious reception room. This open-plan area is bathed in natural light, thanks to its large windows and sliding patio doors, creating an ideal space for both relaxation and entertaining. There is ample room for a dining table, making it perfect for gatherings with family and friends.

The kitchen, which seamlessly connects to the reception room, is well-appointed with integrated appliances including an oven, hob, fridge, and dishwasher. It features a combination of wall and base units, providing plenty of storage and workspace.

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

Reception 17'0" x 18'4" (5.20 x 5.61)

Kitchen 8'9" x 11'10" (2.67 x 3.61)

Garage 10'0" x 19'0" (3.06 x 5.81)

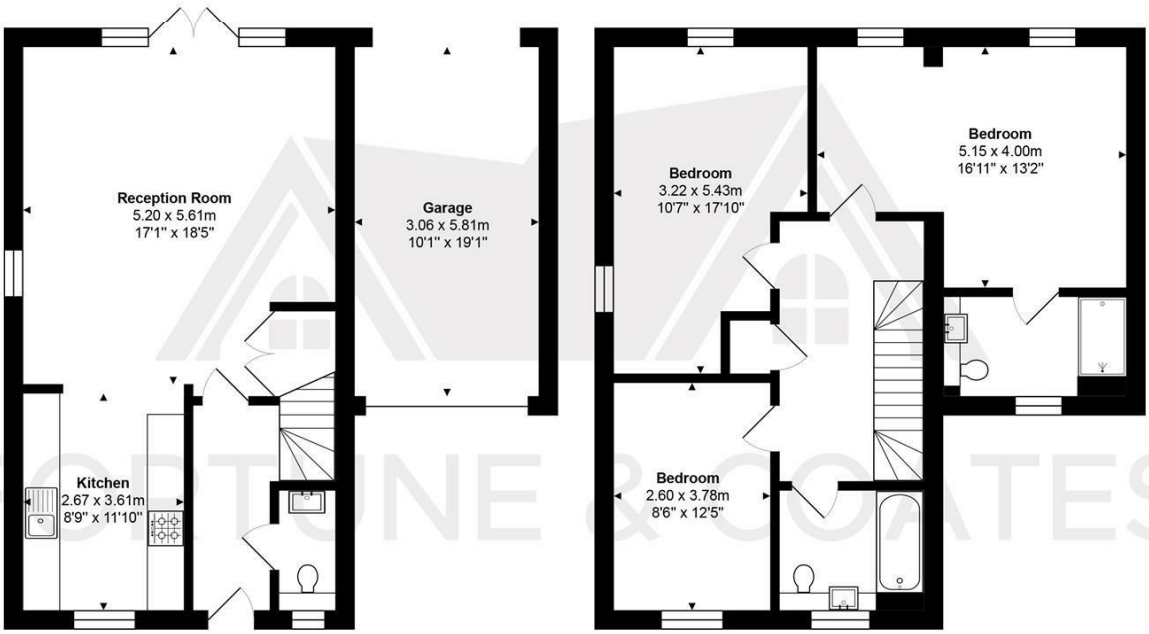
Bedroom 10'6" x 17'9" (3.22 x 5.43)

Bedroom 16'10" x 13'1" (5.15 x 4.00)

Bedroom 8'6" x 12'4" (2.60 x 3.78)

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



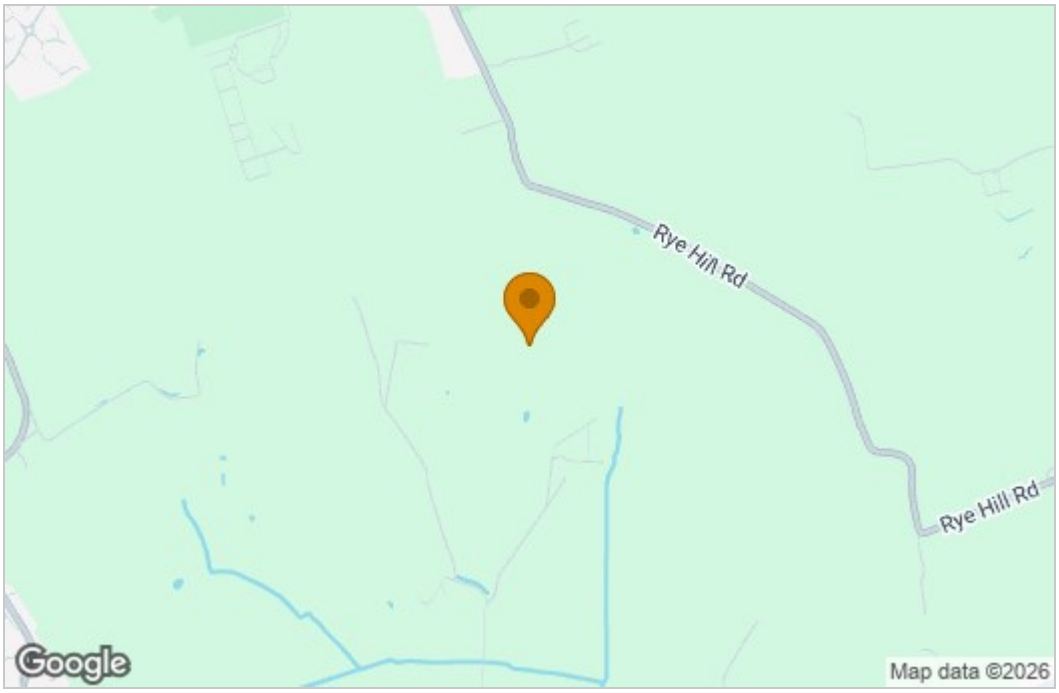
Ground Floor First Floor

Total Area: approx. 136.3 m² ... 1467 ft²

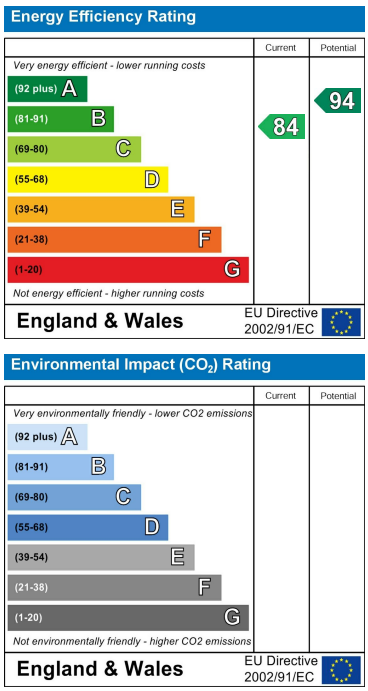
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



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