



FORTUNE & COATES

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



10 Canopy Lane Newhall, Harlow, CM17 9LQ

Fortune and Coates are delighted to welcome to the market this lovely four bed detached family home situated in the sought after location of Canopy lane, Newhall.

As you enter, you are greeted by an inviting entrance hallway that leads to the first floor and provides access to the well-appointed kitchen/lounge/diner and a convenient downstairs W/C. The heart of the home is the open plan kitchen and lounge, which is both bright and airy, creating an inviting atmosphere for entertaining family and friends. The French doors seamlessly connect the indoor space to the rear garden.

Asking price £525,000

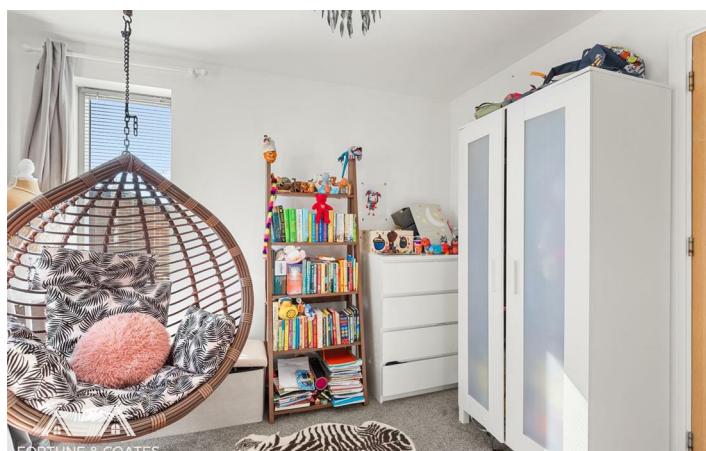
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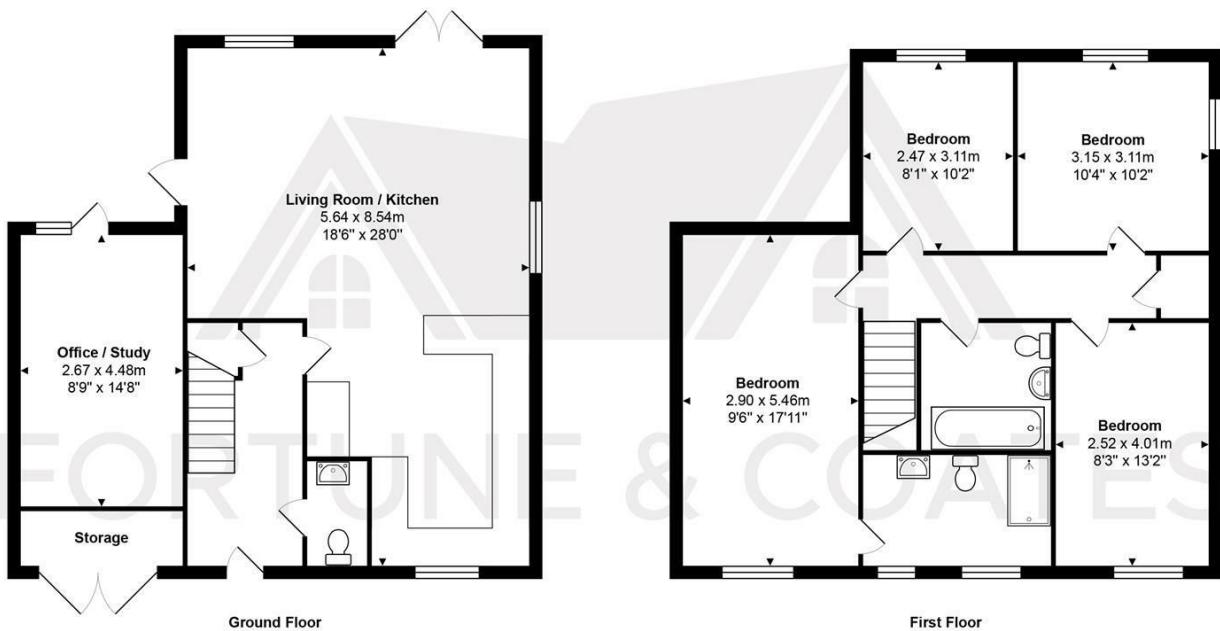


- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Brand New Kitchen And En-Suite To Master
- Popular Newhall Location
- Driveway
- Office/Study Area
- Downstairs W/C
- Close To Local Amenities
- Modern & Well Presented Throughout





Floor Plan



Total Area: approx. 126.9 m² ... 1365 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B	79	
(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		
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Not environmentally friendly - higher CO ₂ emissions			
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