



**FORTUNE & COATES**

The People's Estate Agent

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



## 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)

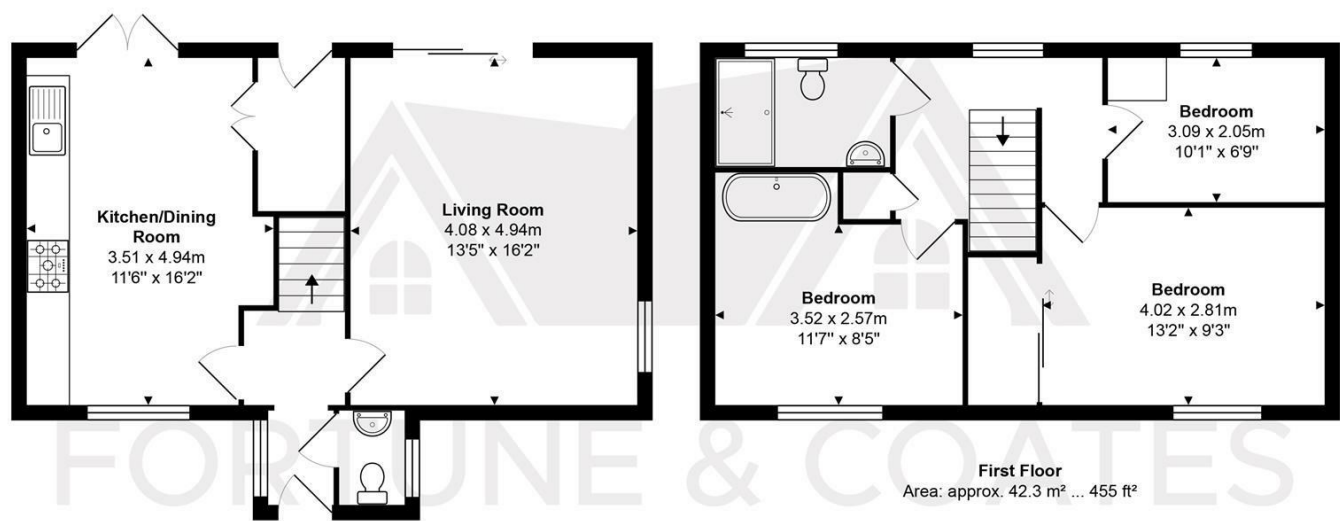
Bedroom 11'6" x 8'5" (3.52 x 2.57)

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.

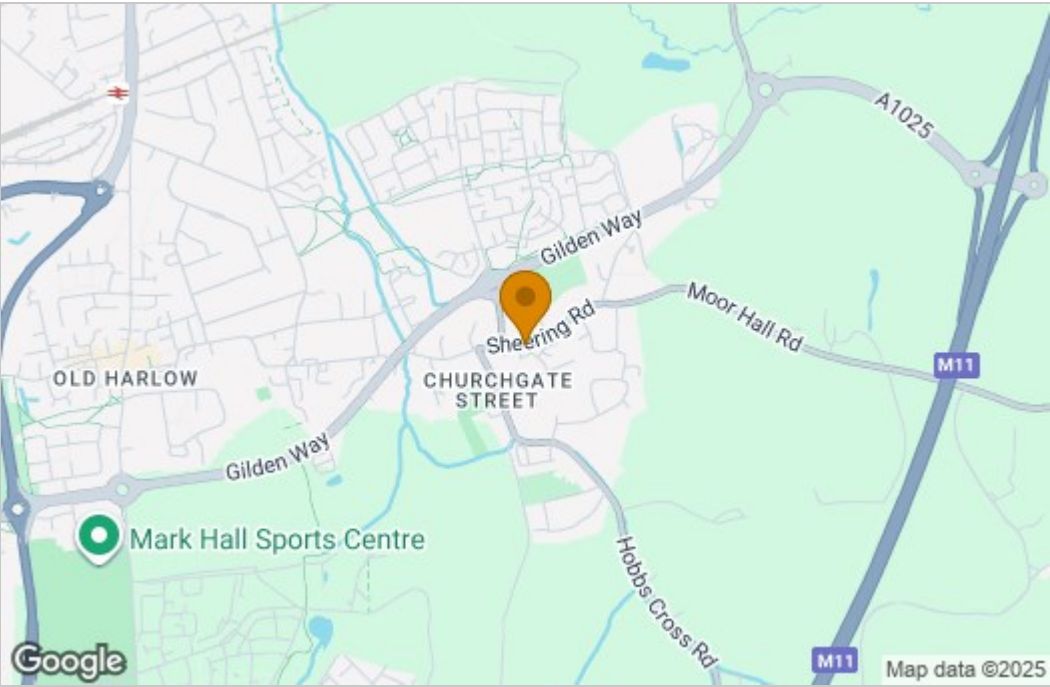
Floor Plan



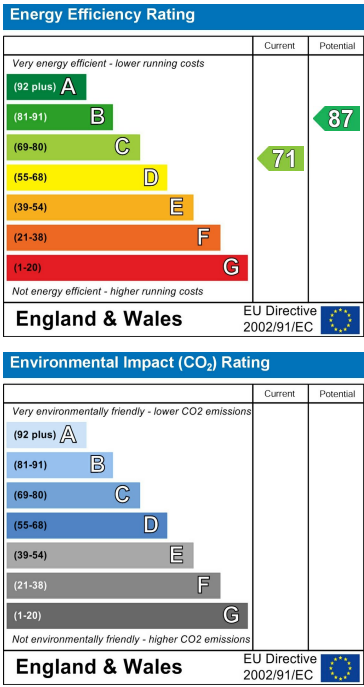
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Area Map



Energy Efficiency Graph



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