



**FORTUNE & COATES**

The People's Estate Agent

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



FORTUNE & COATES



## 54 Westbury Rise , Harlow, CM17 9NS

Fortune and Coates are delighted to offer to the market this three bedroom semi detached family home situated in the highly sought after Cul de sac location of Westbury Rise, Church Langley, Harlow.

The property is well maintained throughout from the current owners and comprises entrance hallway with cloakroom/W.C and leads to the lounge which has lots of natural light and plenty of space. The dining area offers space for a dining table and views out to the rear garden via the patio doors.

The modern kitchen hosts a range of wall and base units, integrated oven and hob, plumbing for a washing machine, plenty of cupboard space and fitted boiler.

**Offers in excess of £415,000**

# 54 Westbury Rise

, Harlow, CM17 9NS

 3

 1

 2

 C

- Three Bedroom Semi Detached Family Home
  - South Facing Garden
- Downstairs Cloakroom/W.C
  - Sought After Location
- Garage And Driveway
  - Well Maintained

## Lounge

12'6" x 12'9" (3.82 x 3.89)

## Kitchen

9'4" x 7'5" (2.87 x 2.28)

## Dining Room

9'4" x 8'2" (2.87 x 2.49)

## Garage

17'3" x 10'1" (5.26 x 3.08)

## Bedroom

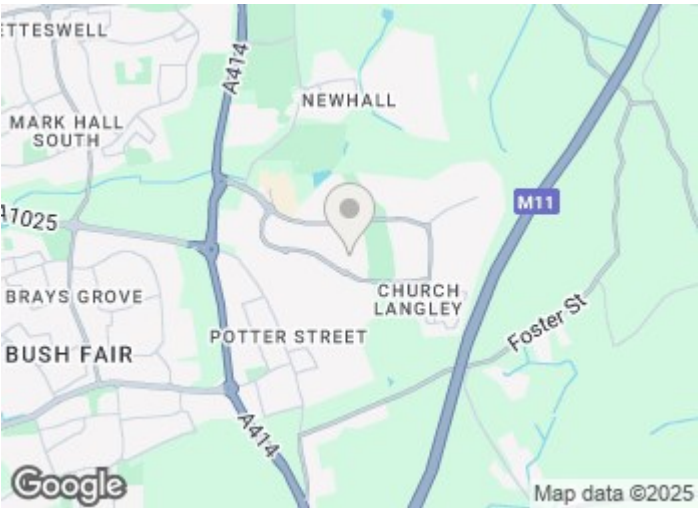
10'0" x 9'2" (3.05 x 2.81)

## Bedroom

10'2" x 9'2" (3.10 x 2.81)

## Bedroom

10'2" x 6'11" (3.11 x 2.12)

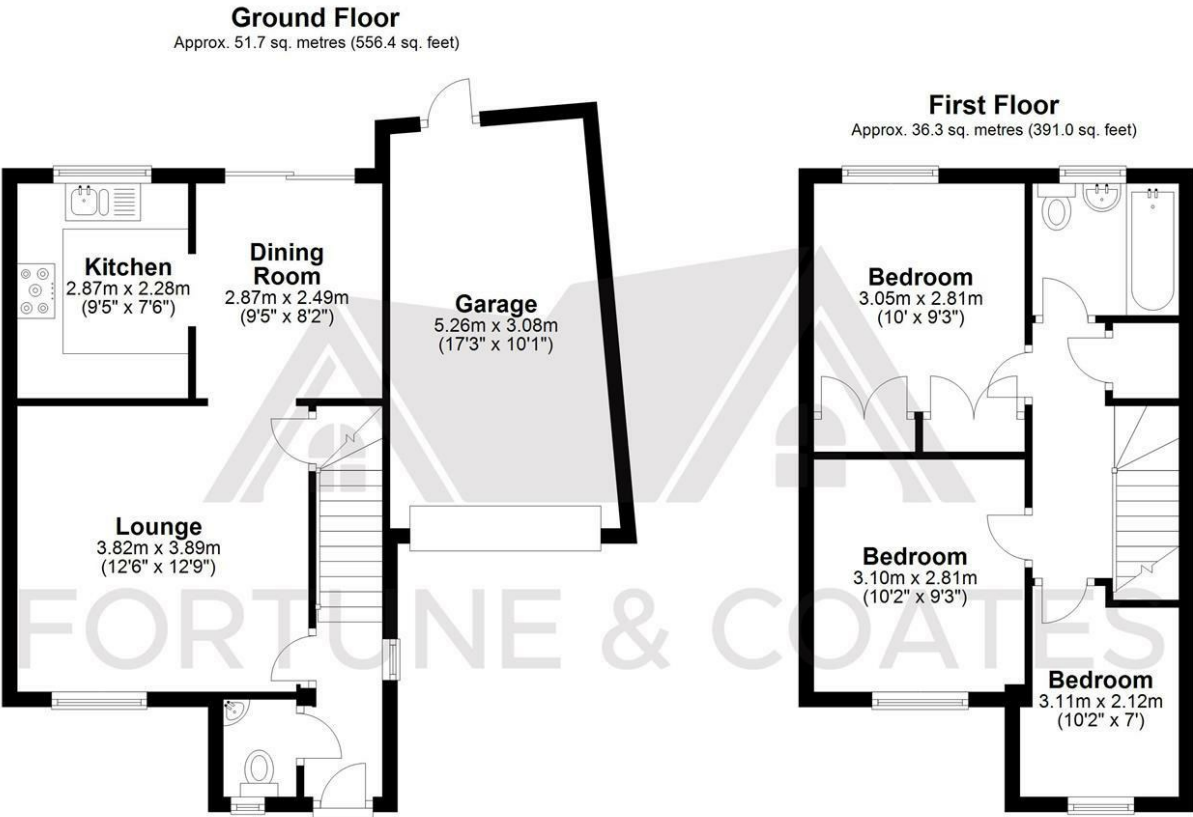


## Directions





Floor Plan



Total area: approx. 88.0 sq. metres (947.4 sq. feet)

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](http://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.

