



FORTUNE & COATES

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52 The Chase, Harlow, CM17 9JA

Guide price £675,000

Guide Price £675,000 - £700,000.

Fortune and Coates are delighted to offer to the market this exceptional four bedroom townhouse with a versatile two storey annex situated in The Chase, Newhall.

Upon entering, you are welcomed by an inviting entrance hallway providing access to the sitting room, garden and a convenient ground floor double bedroom, along with stairs leading to the first floor. The sitting room features elegant wooden parquet flooring and is flooded with natural light, creating a warm and welcoming space for both relaxing and entertaining. The ground floor bedroom benefits from its own en suite and built-in storage, making it ideal for guests or multi-generational living.

The first floor is undoubtedly the heart of the home, offering a further reception area that serves as an additional lounge space with sliding doors leading out to a

Lounge/bedroom 13'0" x 12'1" (3.97 x 3.70)

Bedroom 13'0" x 13'7" (3.97 x 4.15)

Sitting room 8'1" x 5'2" (2.48 x 1.58)

Kitchen/diner 18'0" x 12'1" (5.49 x 3.70)

Living room 18'0" x 13'7" (5.49 x 4.15)

Sitting room 7'7" x 5'2" (2.33 x 1.58)

Bedroom 18'1" x 13'7" (5.52 x 4.15)

Sitting room 8'8" x 5'2" (2.66 x 1.58)

Bedroom 11'6" x 9'9" (3.52 x 2.99)

Reception room 8'7" x 18'10" (2.64 x 5.76)

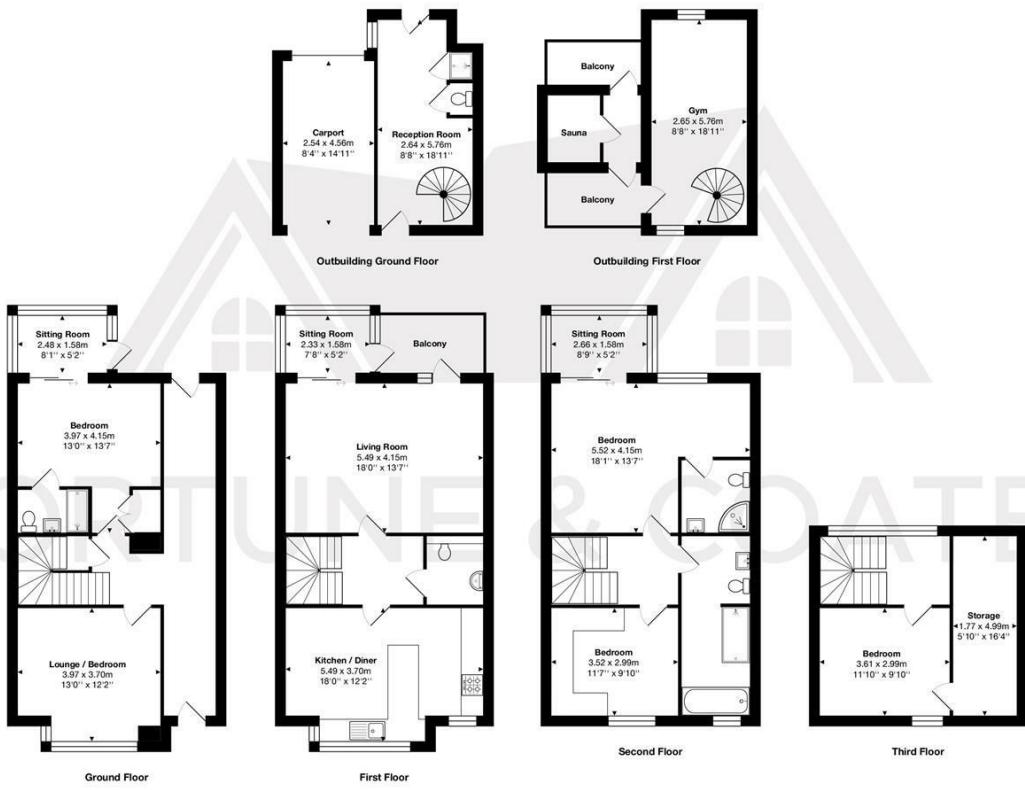
Gym 8'8" x 18'10" (2.65 x 5.76)

Bedroom 11'10" x 9'9" (3.61 x 2.99)

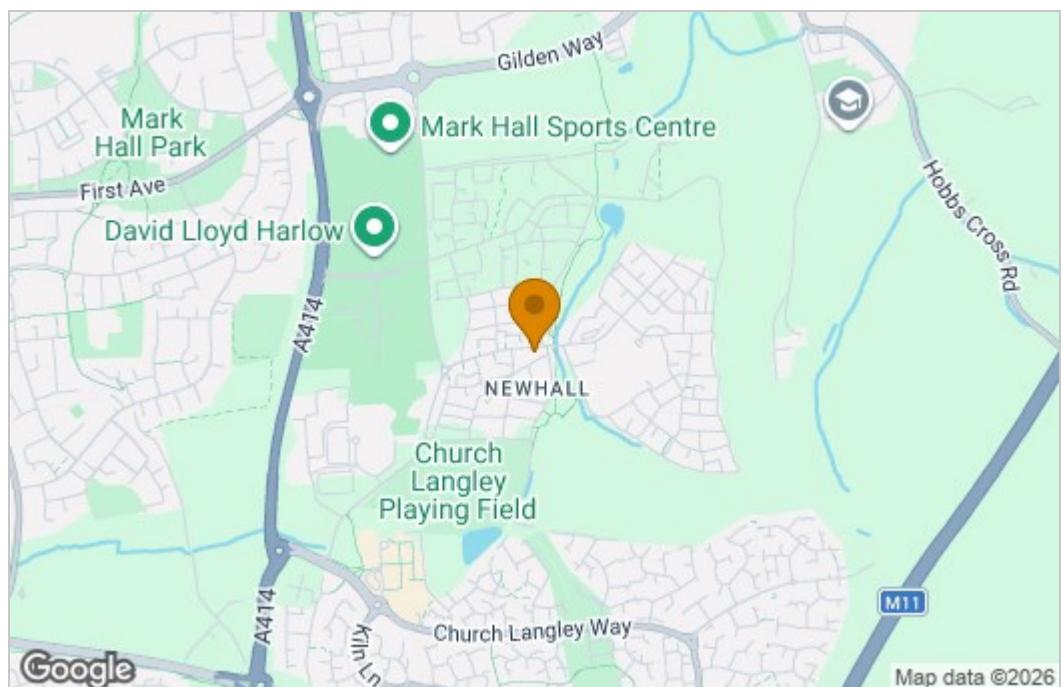
Storage 5'9" x 16'4" (1.77 x 4.99)

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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	83
(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	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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