



**FORTUNE & COATES**

The People's Estate Agent

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**6 Calm Lane, Harlow, CM17 9TR**

**Guide price £490,000**

GUIDE PRICE £490,000-£510,000. 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

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)

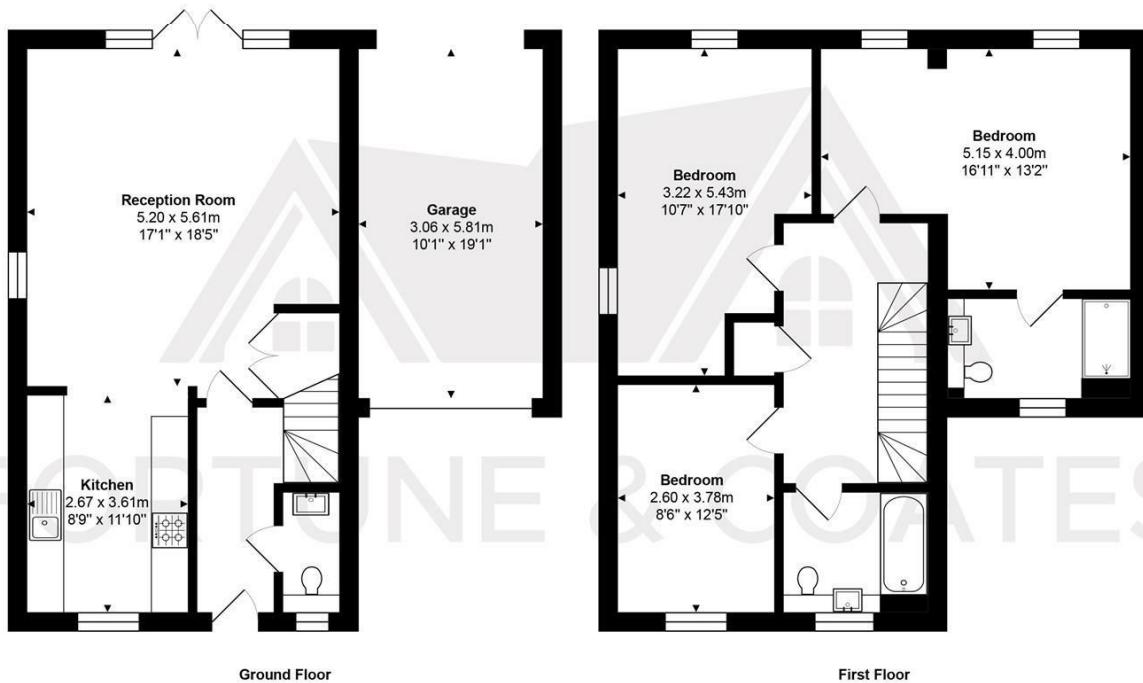
Bedroom 10'6" x 17'9" (3.22 x 5.43)

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

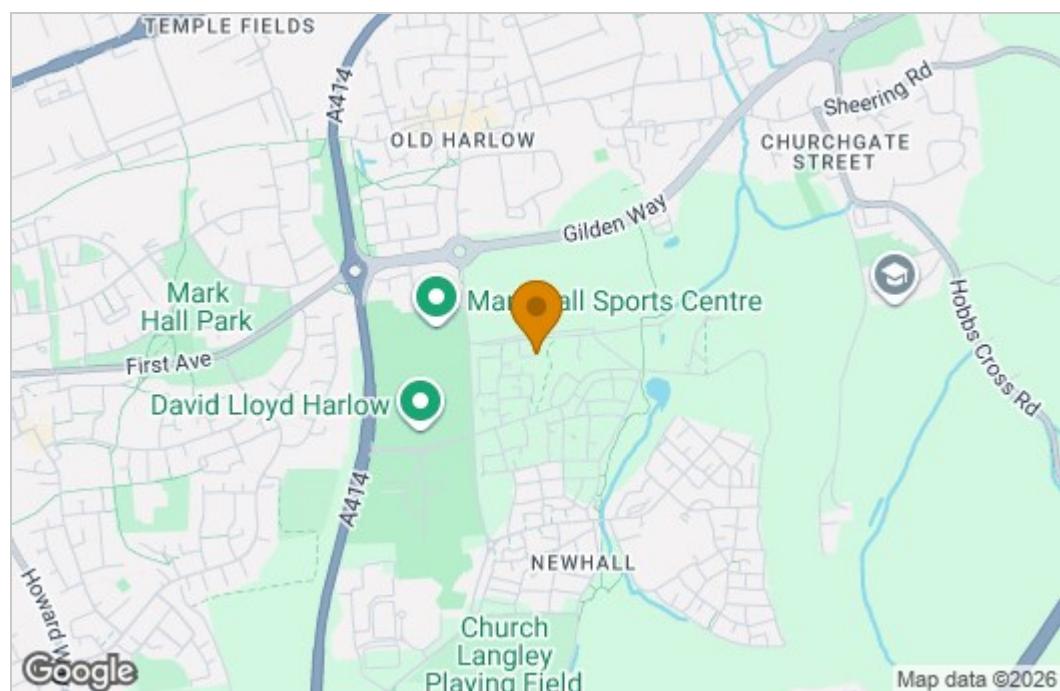


Total Area: approx. 136.3 m<sup>2</sup> ... 1467 ft<sup>2</sup>

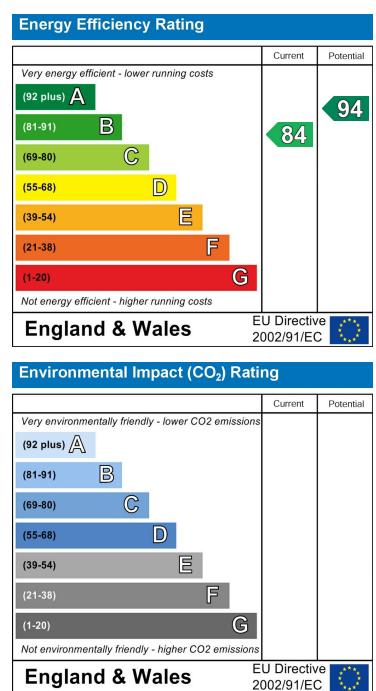
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability  
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## Area Map



## Energy Efficiency Graph



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