



**FORTUNE & COATES**

The People's Estate Agent

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



**1 Blackcap Drive, Harlow, CM17 9GJ**

**Guide price £600,000**

£600,000-£625,000. Fortune and Coates are delighted to welcome to the market this beautiful four bedroom detached family home situated in the prestigious and popular location of Blackcap Drive, Newhall, Harlow.

This home is stunning throughout and comprises an inviting entrance hallway with storage cupboard, cloakroom/W.C and stairs to the first floor. The spacious, light and bright lounge is comfortable with dual aspects and room to relax. The kitchen/dining room offers a range of modern, high specification wall and base units with an array of integrated appliances including oven, hob, fridge/freezer and dishwasher with lots of cupboard space. The dining area has room for formal or family dining and overlooks the french doors that lead to the rear garden.

Upstairs, the primary bedroom features an en-suite shower room, built in wardrobes and enviable balcony scoping the front of the home. The further three bedrooms are

Lounge 11'3" x 17'3" (3.45 x 5.26)

Kitchen/Dining Room 20'1" x 15'6" (6.13 x 4.73)

Primary Bedroom 11'3" x 10'10" (3.44 x 3.31)

En-Suite Shower Room

Bedroom 8'5" x 11'2" (2.58 x 3.42)

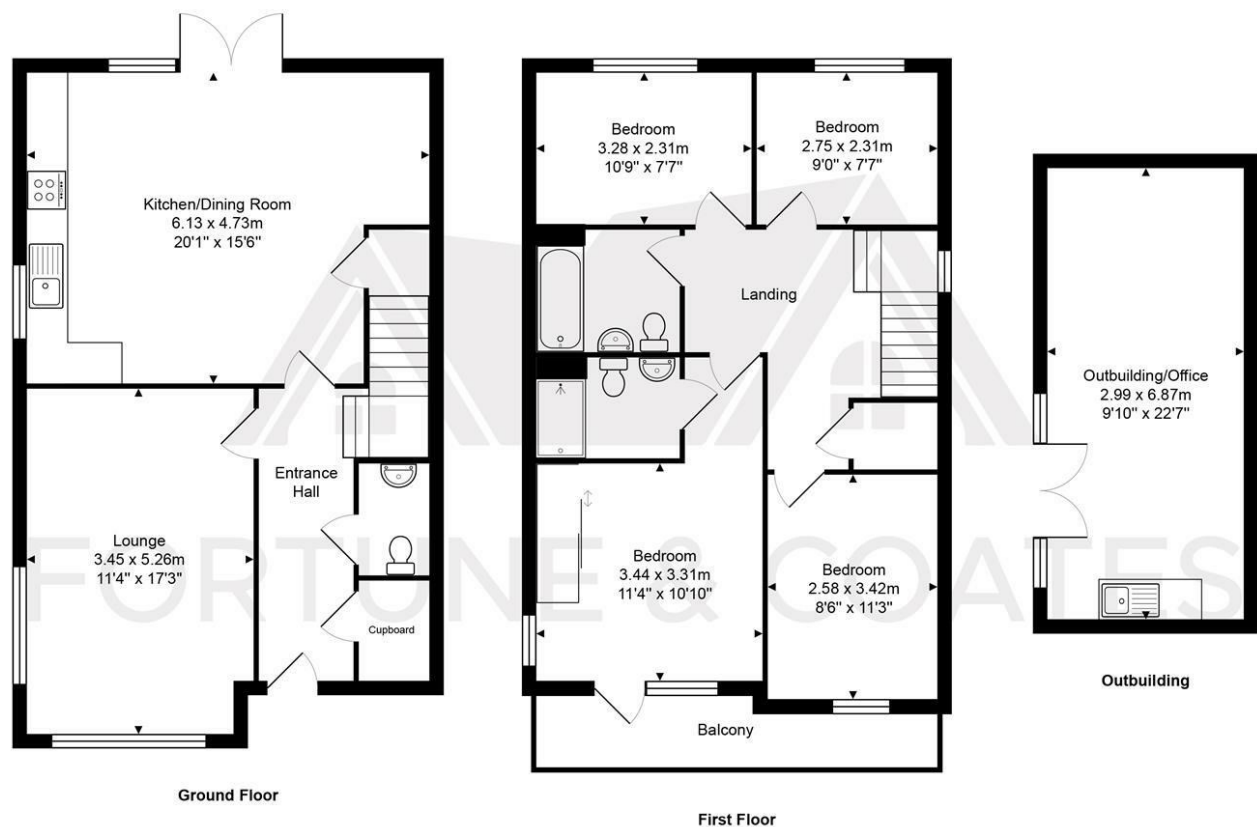
Bedroom 10'9" x 7'6" (3.28 x 2.31)

Bedroom 9'0" x 7'6" (2.75 x 2.31)

Outbuilding/Office 9'9" x 22'6" (2.99 x 6.87)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

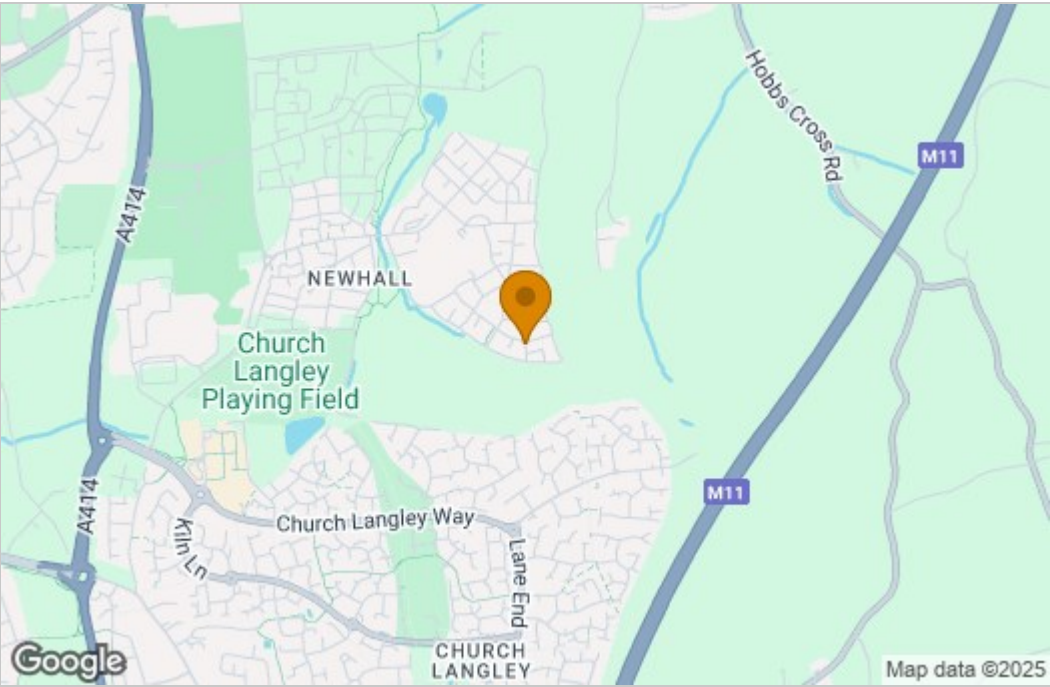


Total Area: approx. 137.1 m<sup>2</sup> ... 1476 ft<sup>2</sup> (excluding balcony)

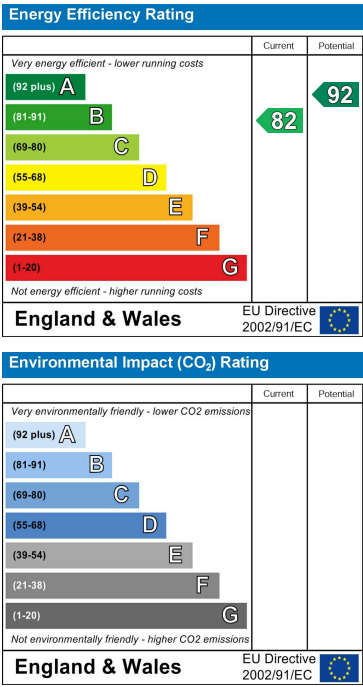
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

Area Map



Energy Efficiency Graph



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.