



## 4 London Road, Old Harlow, CM17 0DE

A unique opportunity to acquire a two-bedroom period barn conversion. Open plan ground floor living accommodation. Open plan galleried landing. Two double bedrooms. Modern fitted kitchen and bathroom. Enhancing the period feel with exposed timbers. The property has an allocated parking space along with a small enclosed front courtyard.

Gables Barn is located in the centre of Old Harlow. Within walking distance of the High Street and its cafes and restaurants, local supermarket, public houses etc. A 10-minute walk away is Harlow Mill station and just a short drive to the M11, junction 7 & 7a.

Price £375,000

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- Two Bedroom Period Barn Conversion
- Exposed Timbers Throughout
- Courtyard Garden
- No Onward Chain
- Centrally Located in Old Harlow
- Open Plan Living Accommodation
- Allocated Parking Space
- Full of Character
- Modern Kitchen & Bathroom
- Close to Harlow Mill Station & Easy Access to M11, Junction 7 & 7a

### Accommodation Comprises:

#### Open Plan Living Accommodation

24'5 x 13'7 (7.44m x 4.14m)

#### Kitchen

9'1 x 13'10 (2.77m x 4.22m)

#### First Floor Landing

11'4 x 9'1 (3.45m x 2.77m)

#### Bedroom One

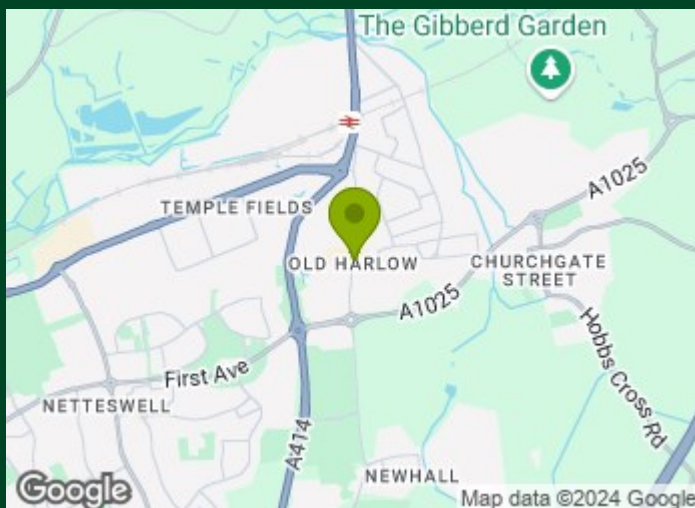
13'7 x 9'1 (4.14m x 2.77m)

#### Bedroom Two

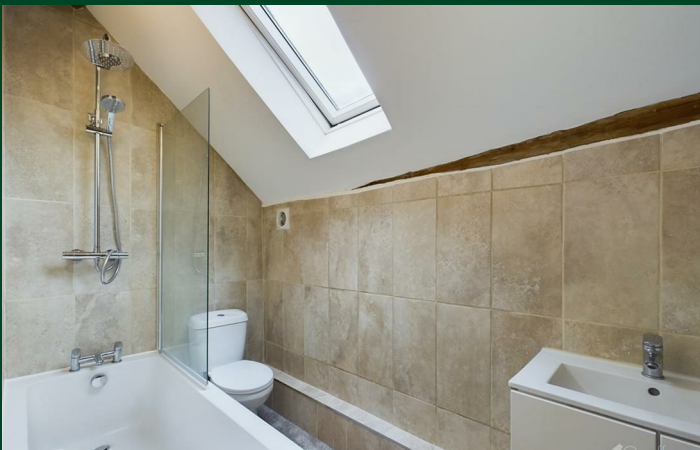
12'5 x 8'5 (3.78m x 2.57m)

#### Bathroom

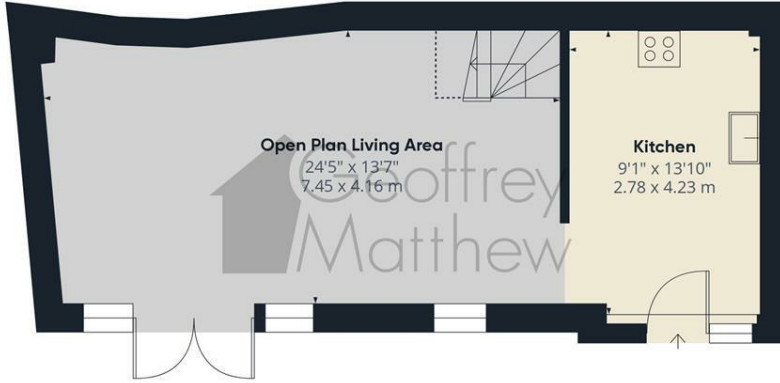
8'9 x 4'8 (2.67m x 1.42m)



### Directions



# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

790.5 ft<sup>2</sup>  
73.44 m<sup>2</sup>

**Reduced headroom**

11.95 ft<sup>2</sup>  
1.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Council Tax Details

Harlow Council Band C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

