



Harlow's only family run independent estate agent



**Elmbridge, Old Harlow, CM17 0JU**

**£595,000  
Freehold**

"... One Of A Handful Of Detached Properties On The Development That Hardly Ever Come To Market..."

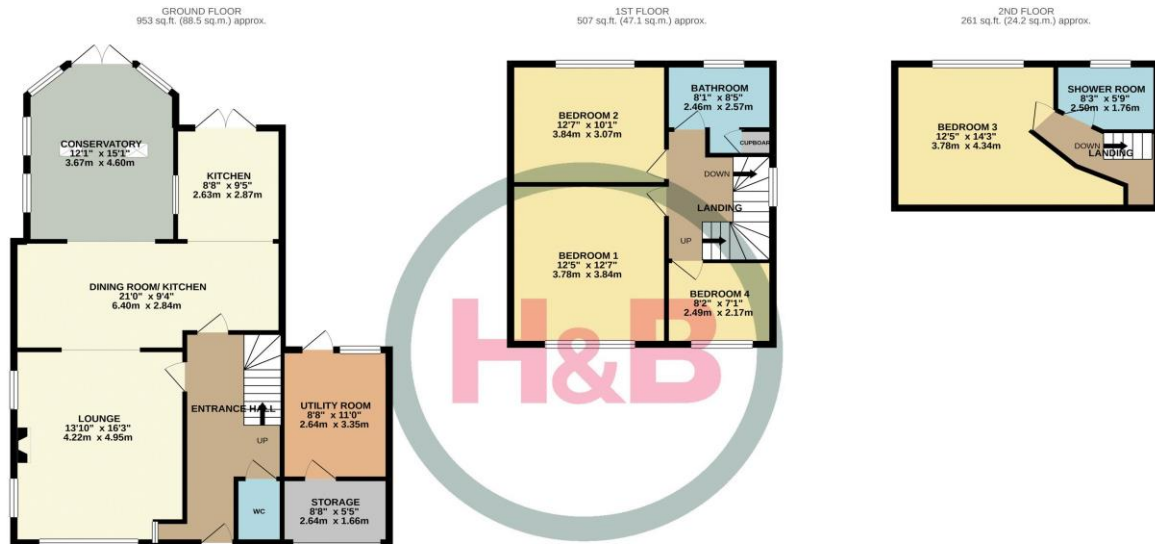
**Four Bedrooms • Three Receptions • Two Bathrooms • Detached Family Home • Stunning Gardens • Open Plan Kitchen/ Diner • Popular Development • Scope To Extend (STP) • EPC Rating :- D • Council Tax Band :- F**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# Elmbridge, Old Harlow, CM17 0JU



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.  
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## THE PROPERTY

A four bedroom detached property that the current owners have called home for almost 40 years. Within that time they extended to create more living space and now boasts a kitchen/ diner as well as a large conservatory taking views of the south facing garden. Also the ground floor layout offers a good size lounge, L-shaped kitchen/ diner, utility room and W.C. Three bedrooms and family bathroom are found on the first floor with stairs leading to a loft conversion that that gives you a "Bedroom Suite" with shower room. To the rear is a stunning southerly facing real sun trap of a garden that has been so well maintained over recent years. The front offers a driveway with access to the former garage that is now a storage room measuring 9ft by 5ft. Elmbridge is found just off Hobbs Cross Road and ideally located for the local shop and the local CE primary school all are just a short walk down the road.

### Ground floor

**Entrance Hall**

**W.C.**

**Utility Room**

11' 0" x 8' 8"  
(3.35m x 2.64m)

**Lounge**

13' 10" x 16' 2"  
(4.21m x 4.92m)

**Dining Room  
(Kitchen)**

21' 0" x 9' 4"  
(6.40m x 2.84m)

**Kitchen**

9' 5" x 8' 8"  
(2.87m x 2.64m)

**Conservatory**

15' 1" x 12' 1"  
(4.59m x 3.68m)

### First floor

**Landing**

**Bedroom 1**

12' 7" x 12' 5"  
(3.83m x 3.78m)

**Bedroom 2**

12' 7" x 10' 1"  
(3.83m x 3.07m)

**Bedroom 4**

8' 2" x 7' 1"  
(2.49m x 2.16m)

**Bathroom**

8' 5" x 8' 1"  
(2.56m x 2.46m)

### Second floor

**Landing**

**Bedroom 3**

14' 2" x 12' 5"  
(4.31m x 3.78m)

**Shower Room**

6' 10" x 6' 4"  
(2.08m x 1.93m)

### Outside

**Storage (Former  
Garage)**

8' 8" x 5' 3"  
(2.64m x 1.60m)

**Rear Garden**

Approx 40ft.  
Mature garden with  
side access with  
timber shed.

