



Harlow's only family run
independent estate agent



The Oxleys, Old Harlow, CM17 0EA

**£465,000
Freehold**

...'Modern & Bright Extended Semi-Detached'...

Four Bedrooms • Lounge/ Diner • Large Drive • Semi Detached House • Council Tax - D • EPC Rating - D • Extended • Utility Room • Enisute Wet Room



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

The Oxleys Old Harlow, CM17 0EA



THE PROPERTY

...'Modern & Bright Extended Semi-Detached'... This extended four bedroom semi detached family home can be found in the popular Oxleys development situated just off Watlington Road. The ground floor now gives you an extra bedroom with wet/ shower room. Along with a newly fitted open plan kitchen and utility room. Large paved drive way with parking for multiple vehicles. Mature rear garden with patio and summer house. Oxleys is ideally located for local school, and within a mile of the Old Harlow High Street and Harlow Mill mainline station. There is a landscaped south facing rear garden with patio and summer-house. To the front is large paved driveway with space for multiple vehicles

Ground floor

Entrance Hall

Kitchen

15' 7" x 6' 10"
(4.75m x 2.08m)

Lounge/ Diner

24' 10" x 11' 2"
(7.56m x 3.40m)

Utility Room

7' 2" x 7' 1" (2.18m x 2.16m)

Bedroom 4

13' 8" x 12' 8"
(4.16m x 3.86m)

Wet Room

7' 0" x 8' 5" (2.13m x 2.56m)

Landing

First floor

Bedroom 1

12' 5" x 10' 5"
(3.78m x 3.17m)

Bedroom 2

10' 0" x 10' 4"
(3.05m x 3.15m)

Bedroom 3

7' 0" x 9' 5" (2.13m x 2.87m)

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Outside

Large Driveway

Well maintained garden

Energy performance certificate (EPC)		
45, The Oxleys HARLOW CM17 0EA	Energy rating D	Valid until: 5 June 2028 Certificate number: 8618-7428-5910-0816-5902

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

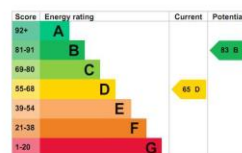
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60