



Harlow's only family run independent estate agent



Bury Road, Old Harlow, Essex CM17 0EE

**Offers In Excess Of
£400,000
Freehold**

'...Absolutely Breath Taking, Nestled In The Heart Of The Conservation Area...'

Mid Terrace • Kitchen Diner • EPC Rating: D • Two Bedrooms • Stunning Throughout • Council Tax: TBC • Private Gardens • Street Parking • Walking To Shops



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

Bury Road Old Harlow, CM17 0EE



THE PROPERTY

'...Absolutely Breath Taking, Nestled In The Heart Of The Conservation Area...'

This captivating property has undergone a meticulous transformation by our client. A quintessential mid-terrace cottage, it exudes character with original fireplaces while seamlessly blending modern enhancements and expansions to craft a truly enchanting home. Step inside to discover a light open-plan reception room seamlessly transitioning into a cozy living area, perfect for unwinding. Passing the staircase flanked by a convenient storage cupboard you enter a truly magnificent kitchen breakfast dining room. Adorned with contemporary appliances, it boasts a splendid dining space illuminated by a superb roof lantern with French doors that open out to the serene rear garden. Upstairs, the charm continues with a spacious bathroom featuring a beautifully presented bath, separate shower, WC, and hand basin. Two generously-sized bedrooms, immaculately presented with ample storage, complete the first floor. Outside, street parking awaits while the garden beckons with a generous patio area, ideal for alfresco lounging and dining. Lush lawn areas adorned with established flora, a practical storage shed, and rear pedestrian access further enhance the outdoor experience. The cottage is conveniently situated to Old Harlow's bustling high street, which caters to your daily needs and includes medical facilities, the property also enjoys excellent transportation links. Harlow Mill station is within walking distance, while local bus stops offer easy access to Harlow town centre. The cottage is also close to the new M11 junction 7a, providing connections to the M25, the City, Cambridge, and Stansted Airport. Viewing of this exceptional property is highly recommended and available strictly by appointment only.

Ground floor

Reception Room
9' 11" x 11' 11"
(3.02m x 3.63m)

Living Room
11' 10" x 11' 11"
(3.60m x 3.63m)

Kitchen Diner
19' 2" x 7' 7"
(5.84m x 2.31m)

First floor

First Landing

Bedroom One
9' 11" x 11' 9"
(3.02m x 3.58m)

Bedroom Two
11' 11" x 8' 8"
(3.63m x 2.64m)

Bathroom
9' 1" x 7' 8"
(2.77m x 2.34m)

Outside

Private Rear Garden
Street Parking

