



Harlow's only family run
independent estate agent



Priory Avenue, Old Harlow, CM17 0HH

**£645,000
Freehold**

“... A Traditional Bungalow Within One Of Old Harlows Most Popular Roads...”

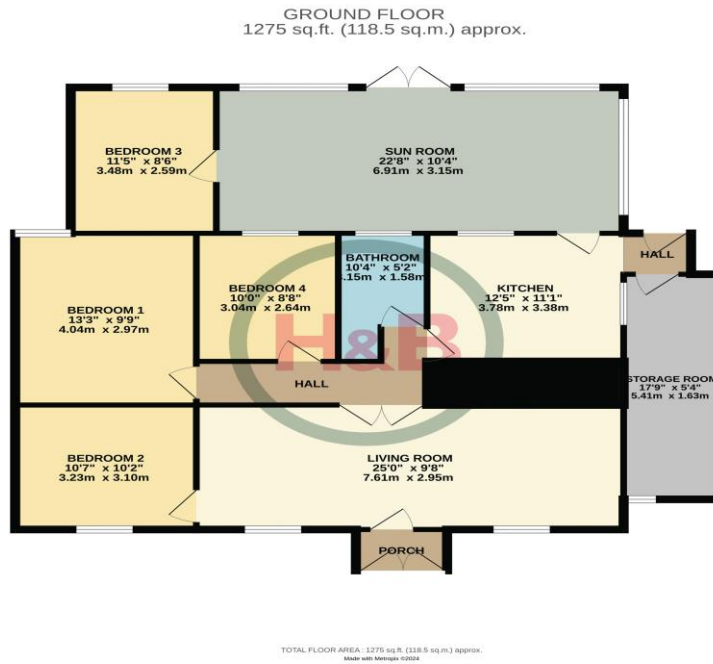
- **Four Bedrooms**
- **25ft Living Room**
- **Sunroom/ Conservatory**
- **Detached Bungalow**
- **Landscaped Gardens**
- **Large Driveway**
- **Modern Kitchen**
- **Close To Station**
- **Council Tax Band :- E**
- **EPC Rating :- E**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

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THE PROPERTY

This property itself can offer flexible living accommodation in having all the four bedrooms on the ground floor. On entering the bungalow, you step into the 25ft living room, this is as well as a generous sized sunroom at the rear, this takes in views of the mature landscaped garden. The kitchen has been upgraded in recent years with a real modern feel, and gives access to a large storage room to the side of the house. Outside is a large garden, this has been the pride and joy of the owners for the past 40 years, and offers lots of private areas, one of which overlooks the pond. The property is walking distance to Old Harlow's shops, doctors, dentists, restaurants, and Harlow Mill station with links to London Liverpool Street, Cambridge and Stansted Airport.

Accommodation

Outside

Entrance Porch

Living Room
25' 0" x 9' 8"
(7.61m x 2.94m)

Bedroom 2
10' 7" x 10' 2"
(3.22m x 3.10m)

Hall

Bedroom 1 13' 3" x 9' 9" (4.04m x 2.97m)

Bedroom 3
10' 0" x 8' 8"
(3.05m x 2.64m)

Bathroom
10' 5" x 5' 2"
(3.17m x 1.57m)

Kitchen
12' 5" x 11' 1"
(3.78m x 3.38m)

Sunroom
22' 8" x 10' 4"
(6.90m x 3.15m)

Bedroom 4
11' 6" x 8' 6"
(3.50m x 2.59m)

Large rear mature rear garden, with lawn, patio and decked areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		