



Harlow's only family run  
independent estate agent



**Penshurst, Old Harlow, CM17 0BP**

**'...An Elegant Family Home Perfectly  
Located for All Your Needs...'**

**Price Guide  
£700,000 To £750,000  
Freehold**

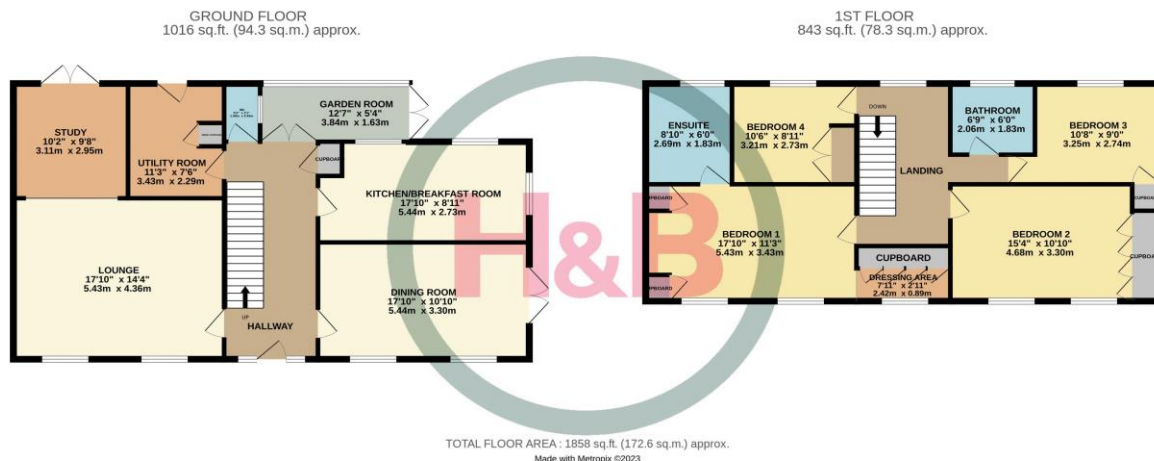
**Four Bedrooms • Three Receptions • EPC Rating: TBC • Detached  
House • Double Garage • Council Tax Band: G • CHAIN FREE • In Need  
of Cosmetic Improvements • Walking to Station, Shops & Schools**



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

# Penshurst, Old Harlow, CM17 0BP



## THE PROPERTY

### '...An Elegant Family Home Perfectly Located for All Your Needs...'

Having only come to the market for the second time in 50 years this really is a testament to how wonderful this property has been to the previous owners. On entering the house, you are immediately impressed by a welcoming central entrance hall, from which you enter an impressive size lounge that flows into a study area that in turn leads out to a rear paved courtyard garden. Across the hallway is what could be a second living room or formal dining room with French doors that lead out to the lawned side gardens. There is a fully equipped kitchen breakfast room, separate WC, practical utility room and a unique garden room that could be used as an art studio. Upstairs the main bedroom is a great size enjoying a dressing area and its own ensuite bathroom with separate shower. The second bedroom is equally impressive in size with a good size third bedroom and fourth bedroom complemented by a family bathroom. Outside the house enjoys a detached double garage and the gardens are low maintenance with mature shrubs and borders. The property is perfectly located for the shops of Old Harlow, with its doctor's surgery, dentist, library, and restaurants and is walking distance to nearby primary and secondary schools. There is a cycle track that takes you to the heart of the town and Harlow Mill train station is also just a 15-minute walk according to Google. The property is offered CHAIN FREE.

### Ground floor

**Entrance Hallway**

### Lounge

14' 4" x 17' 10"  
(4.37m x 5.43m)

### Study

10' 2" x 9' 8"  
(3.10m x 2.94m)

### Dining Room

10' 10" x 17' 10"  
(3.30m x 5.43m)

### Kitchen/Breakfast

8' 11" x 17' 10"  
(2.72m x 5.43m)

### WC

5' 2" x 3' 1"  
(1.57m x 0.94m)

### Utility Room

11' 3" x 7' 6"  
(3.43m x 2.28m)

### Garden Room

5' 4" x 12' 7"  
(1.62m x 3.83m)

### First floor

**First Floor Landing**

### Bedroom One

11' 3" x 17' 10"  
(3.43m x 5.43m)

### Dressing Area

2' 11" x 7' 11"  
(0.89m x 2.41m)

### Ensuite Bathroom

8' 10" x 6' 0"  
(2.69m x 1.83m)

### Bedroom Two

15' 4" x 10' 10"  
(4.67m x 3.30m)

### Bedroom Three

10' 8" x 9' 0"  
(3.25m x 2.74m)

### Bedroom Four

10' 6" x 8' 11"  
(3.20m x 2.72m)

### Family Bathroom

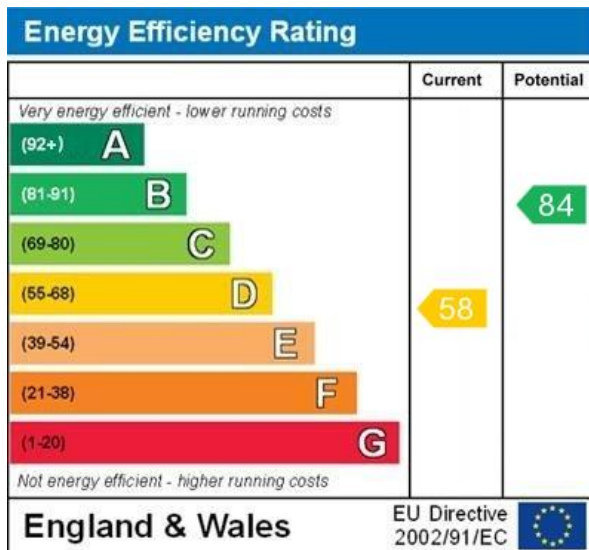
6' 9" x 6' 0"  
(2.06m x 1.83m)

### Outside

**Double Garage**

17' 2" x 17' 0"  
(5.23m x 5.18m)

**Side Gardens & Courtyard**



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