

# Jonathan Hunt

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**33 St. Johns Avenue, Harlow, CM17 0BA**

**Offers In Excess Of £514,500**

Located in the highly sought-after area of Old Harlow, this charming three-bedroom semi-detached home effortlessly combines comfort, practicality, and modern living. Thoughtfully designed with a welcoming feel throughout, the property boasts a spacious lounge and dining area—perfect for family gatherings or entertaining guests. The recently re-fitted kitchen has been stylishly updated, offering a sleek, contemporary finish that blends both aesthetics and functionality. A well-appointed family bathroom is conveniently situated on the ground floor.

Upstairs, three generously proportioned bedrooms provide ample space for family life or home working, complemented by a modern and convenient shower room. The appeal continues outside, where a private, unoverlooked garden offers a tranquil retreat—ideal for relaxing or alfresco dining. The property also benefits from off-street parking and a garage with an additional storage room, presenting an excellent opportunity for conversion into a home office, gym, or hobby space.

This is a rare opportunity to acquire a delightful home in a well-regarded location. Early viewing is highly recommended to fully appreciate all this property has to offer.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



**33 St. Johns Avenue, Harlow, CM17 0BA**

**PORCH 5'10" x 4'7" (1.79 x 1.42)**

**LOUNGE/DINER 17'6" x 17'1" (5.35 x 5.23)**



**KITCHEN pic 2**



**LOUNGE/DINER pic 2**



**KITCHEN pic 3**



**KITCHEN 12'6" x 8'9" (3.82 x 2.69)**



**BATHROOM 8'11" x 5'8" (2.74 x 1.74)**





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**FIRST FLOOR**



**BEDROOM THREE 8'11" x 7'1" (2.72 x 2.18)**



**PRINCIPAL BEDROOM 3.71 X 3.48**



**SHOWER ROOM 5'7" x 4'9" (1.72 x 1.45)**



**BEDROOM TWO 11'6" x 6'3" (3.53 x 1.93)**



**GARAGE 19'3" x 12'5" (5.89 x 3.81)**

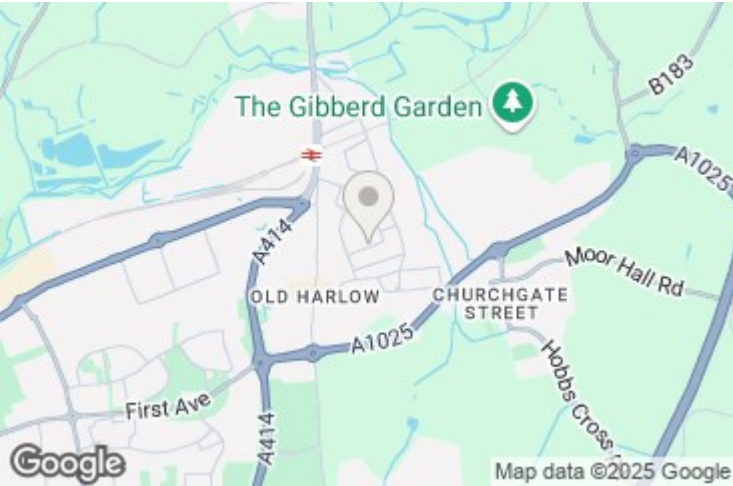


**STORE ROOM 10'2" x 10'0" (3.1 x 3.07)**


**REAR GARDEN**



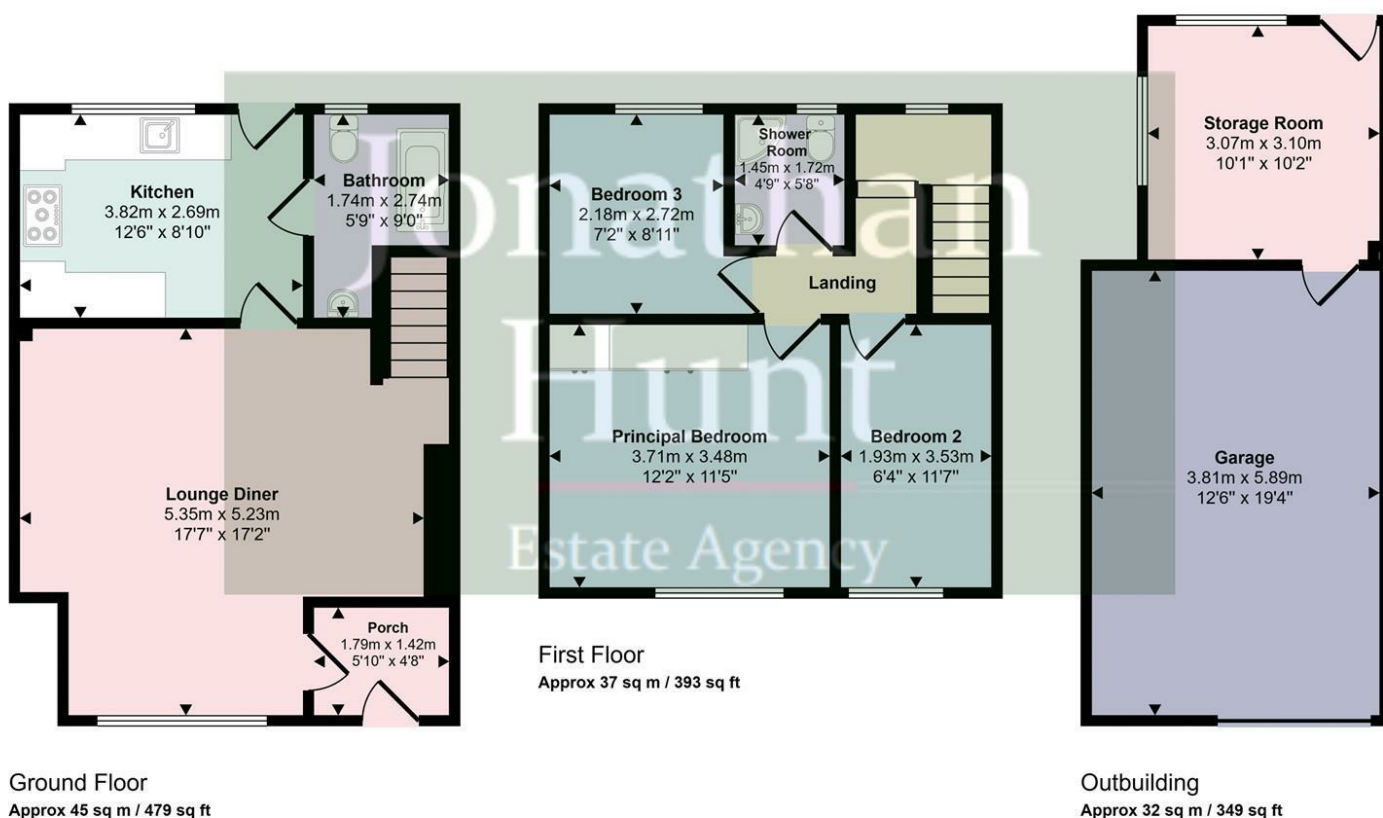
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>63</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area  
113 sq m / 1221 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.