



Bush Hall Farm, Harlow, CM17 0NS

Guide Price £650,000

- Chain Free Grade II Listed Maltings Conversion
- Situated Within A Gated Complex
- Stunning Principle Bedroom With Ensuite Shower
- Surrounded By Vast Countryside
- Mixture Of Modern & Period Features
- Bespoke Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms
- 15 Min Drive To Harlow Town Station, Shops & M11 Motorway

Bush Hall Farm, Harlow, CM17 0NS

Guide Price £650,000

Caplen Estates welcomes to the market this stunning three bedroom Grade II listed Maltings "Pump House" which is "Chain Free", nestled in the Heart of Threshers Bush which is a 15 min drive in to Harlow Town Train station & M11 Motorway.

The unique period property has been modernized throughout with a blend of modern & character features. Set within the gated complex you benefit from allocated parking and a private entrance. The entrance hall leads directly into a spacious reception room with access to a ground floor w/c and a study. The bespoke fitted kitchen/dining room which is complete with ample storage, granite worktops, integrated appliances and hardwood flooring throughout.

The first floor landing showcases the historical pump machinery, vaulted ceilings and original oak beams. There main bedroom offers heaps of natural light and a modern fully tiles en suite shower room. There are a further two double bedrooms and a family bathroom with three piece suite and hardstone flooring. The garden is well kept, with lawn, large patio and houses the air source heat pump. Additionally the property is located a short walk away from a public house, is surrounded by vast amounts of countryside and is available to view immediately. Call our sales team to arrange a viewing.



Council Tax Band: F



Living Room
5.33m x 7.65m (17'6" x 25'1")

Kitchen/Diner
5.33 x 5.08 (17'6" x 16'8")

Study/Utility
2.39m x 2.49m (7'10" x 8'2")

Ground Floor Shower Room
0.97 x 2.49 (3'2" x 8'2")

Bedroom 1
5.56m x 4.60m (18'3" x 15'1")

Raised area
1.50m x 2.03m (4'11" x 6'8")

Ensuite Shower Room
1.70m x 2.97m (5'7 x 9'9")

Bedroom 2
2.74m x 5.13m (9' x 16'10")

Bedroom 3
2.72m x 5.13m (8'11" x 16'10")

Family Bathroom
1.65 x 2.97 (5'5" x 9'9")

Garden
8.00m x 13.00m (26'3" x 42'8")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC Rating

C

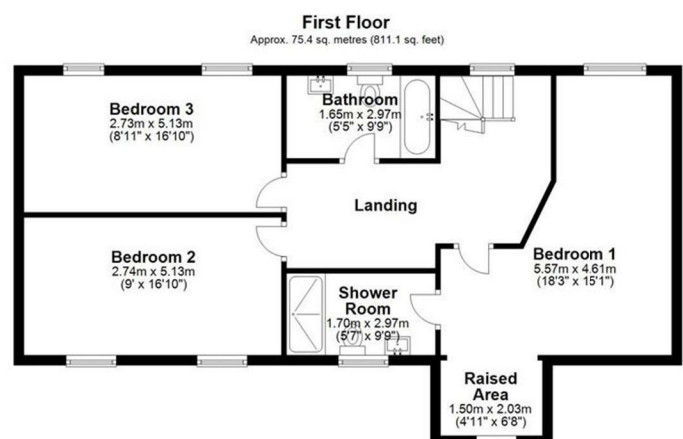
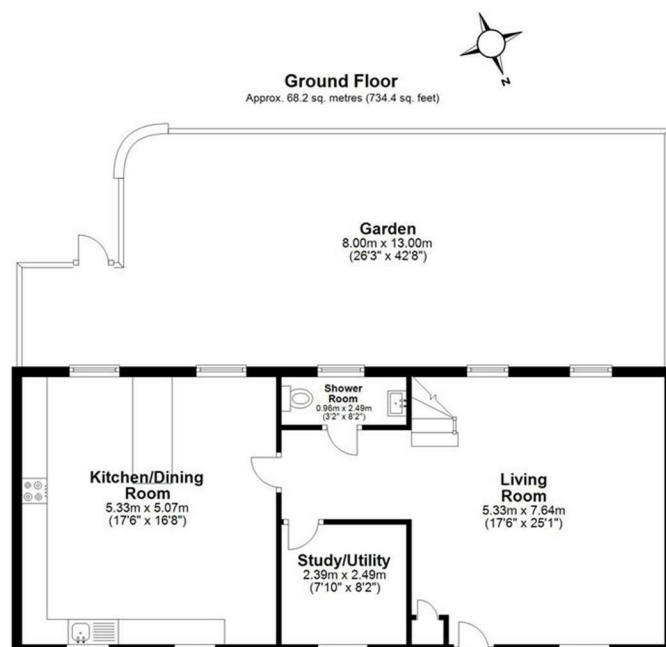
Council Tax Band

F

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.




CAPLEN