



PESTELL & Co
ESTABLISHED 1991

Bury Cottage, 2 St. Johns Avenue, Old Harlow, Essex

NO ONWARD CHAIN

GUIDE PRICE - £1,099,995

A substantial three bedroom detached Edwardian residence. The living accommodation retains much of its period features and charm, comprising of large living/reception room, dining room, kitchen, conservatory and a ground floor cloakroom. Upstairs are the three double bedrooms and a bath/shower room. Externally is well established garden spaces surrounding the house, plus a double garage (which offers conversion potential into an annex) and a private driveway to the front. All within walking distance of the town, schooling, leisure centre and train station.

Part glazed front door into:

RECEPTION ROOM - 12'6 x 12'2 (3.82m x 3.70m)

Carpeted, secondary glazed bay window to front, radiator, ceiling light point.

LIVING ROOM - 13'1 x 12' (4.00m x 3.66m)

Carpeted, secondary glazed bay window to front, feature fireplace, radiator and ceiling light point. Door into hallway and door into:



CONSERVATORY - 12'4 x 8'8 (3.76m x 2.64m)

Brick based, vinyl flooring, windows to the surround and double doors to rear garden, fan assisted ceiling light point.

HALLWAY:

Carpeted, large under stairs cupboard (housing the boiler, window and light), radiator, ceiling light point, stairs to first floor and door to:



DINING ROOM - 12'6 x 10'1 (3.81m x 3.07m)

Carpeted, secondary glazed windows to rear and side, storage cupboards, radiator and ceiling light point.

KITCHEN - 8'9 x 8'1 (2.67m x 2.46m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink unit. Built in oven and microwave, 4 ring gas hob with extraction over, double glazed window and door to rear and ceiling light point. Door into:

LARDER/UTILITY ROOM:

Vinyl flooring, space for kitchen appliances, window to rear, storage and ceiling light point.

GROUND FLOOR CLOAKROOM:

Carpeted, low level w.c., pedestal wash hand basin, secondary glazed, opaque window to side and wall light.



LANDING AREA:

Carpeted, secondary glazed window to side, airing cupboard, ceiling light points and doors leading to:

BEDROOM 1 - 12'9 x 12'6 (3.89m x 3.81m)

Carpeted, secondary glazed windows to front and side, built in wardrobes, radiator and ceiling light point.

BEDROOM 2 - 12'7 x 12'2 (3.84m x 3.71m)

Carpeted, secondary glazed window to front, feature fireplace, built in single wardrobes, radiator, wall lights and ceiling light point.

BEDROOM 3 - 12'9 x 11'5 (3.59m x 3.48m)

Carpeted, secondary glazed window to side, built in wardrobes and cupboards, radiator and ceiling light point.

FAMILY BATH/SHOWER ROOM:

Carpeted, corner bath with shower attachment, separate shower cubicle, pedestal wash hand basin. Secondary glazed window to side, radiator, tiled walls, loft access and spotlights.

SEPERATE W.C.

Carpeted, low level w.c., wash hand basin, double glazed, opaque window to rear, tiled walls and ceiling light point.



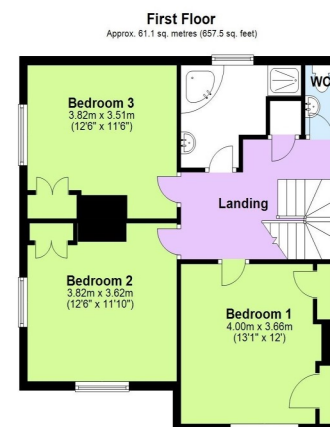
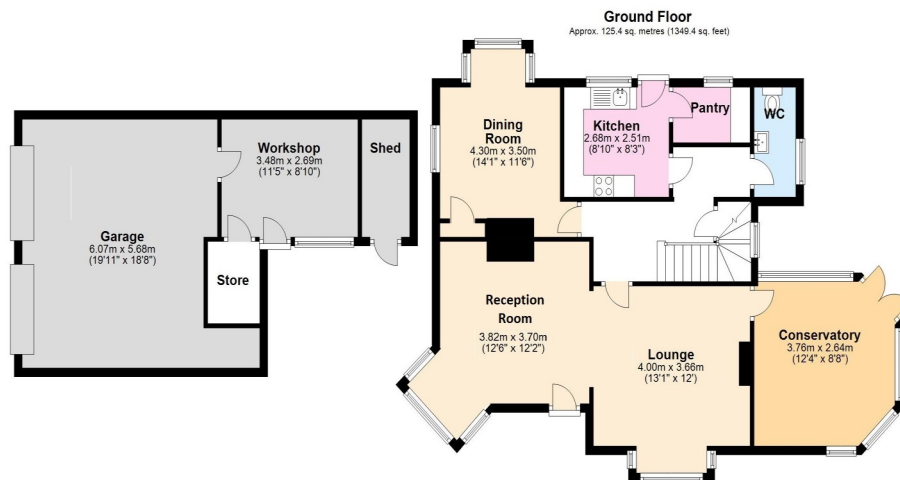
OUTSIDE:

The well established and proportioned garden spaces flow around the property. To the front is a good size, mainly laid to lawn garden with pathway from the front gate to front door, continuing round one side with gated access to the rear. Paved patio space off the back of the house leading to further lawn area and raised plant borders. Timber summer house, door into storage room, outside lighting and tap.

DOUBLE GARAGE - 19'11 x 18'8 (6.07m x 5.68m) Two 'Up & Over' electric doors, light and power. Generous space above and work shop room off the back with light, power and water. Offering the potential to convert into a fully functional annex.

Block paved driveway in front of the garage, carport to the side.





Total area: approx. 186.4 sq. metres (2006.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

Bury Cottage, 2 St. Johns Avenue, Harlow, Essex, CM17 0AY

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Harlow Civic Centre, The Water Gardens, College Square, Harlow CM20 1WG

COUNCIL TAX

Band E



Instruction by

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AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.