



Bury Road | Old Harlow | CM17 0EE

Price Guide £430,000





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A VICTORIAN ERA EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE located on one of the most prestigious road's in Old Harlow. The ground floor comprises of a spacious entrance hall, large lounge with ample dining/entertaining space, a modern fitted kitchen with a range of wall and base units and shower room. The first floor benefits from three generously sized double bedrooms and a fully tiled shower room. The impressive South facing rear garden offers the perfect balance between patio and lawn with wooden sheds to rear.

- Three Double Bedrooms
- Double Storey Extension
- Council Tax Band: D
- Semi-Detached
- Prestigious Road
- EPC Rating: TBC

#### Entrance Porch

5'7" x 3'8" (1.70m x 1.12m)

Spacious entrance porch, radiator to wall and circular window. Internal door to lounge.

#### Lounge/Diner

30'5" x 11'6" (9.27m x 3.51m)

Large lounge with ample entertaining space and separate dining area to front. Two double glazed windows allowing plenty of natural light, radiator to wall and stairs to first floor. Internal door to inner hall.







### Inner Hall

7'1" x 4'1" (2.16m x 1.24m)

Internal doors to kitchen and shower room. Radiator to wall.

### Kitchen

11'0" x 11'3" (3.35m x 3.43m)

Modern fitted kitchen with a range of wall and base units benefitting from integrated oven and hob with extractor fan above, space for under counter fridge and freezer and plumbing for washing machine. UPVC double glazed windows and doors leading to rear Garden.

### Shower Room

7'0" x 6'9" (2.13m x 2.06m)

Fully tiled shower room offering large shower with thermostatic control, white sink and toilet. Two double glazed windows and radiator to wall.

### Landing

13'3" x 3'0" (4.04m x 0.91m)

Large landing with loft hatch and window. Internal doors to bedrooms and shower room.

### Bedroom One

11'1" x 11'3" (3.38m x 3.43m)

Large double bedroom with double glazed window to rear and radiator to wall. Ample space for wardrobes.

### Bedroom Two

10'2" x 11'7" (3.10m x 3.53m)

Large double bedroom with double glazed window to front and radiator to wall. Ample space for wardrobes.

### Bedroom Three

10'7" x 8'6" (3.23m x 2.59m)

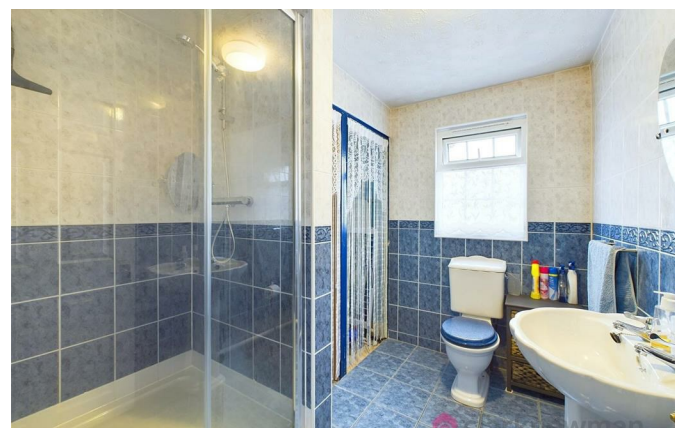
Generously sized double bedroom with double glazed window to side and radiator to wall.

### Shower Room

5'1" x 8'3" (1.55m x 2.51m)

Fully tiled bathroom offering large shower cubicle, sink and toilet. Two large storage cupboards (housing combination boiler). Double glazed window to side.







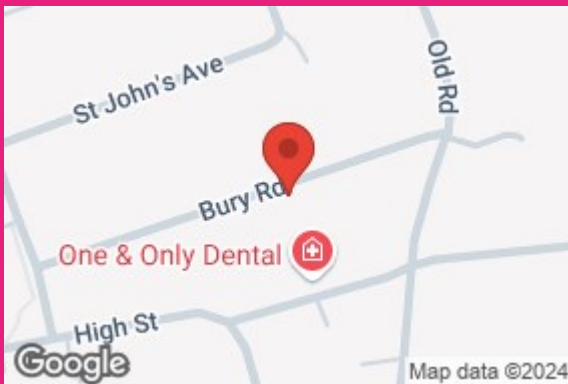
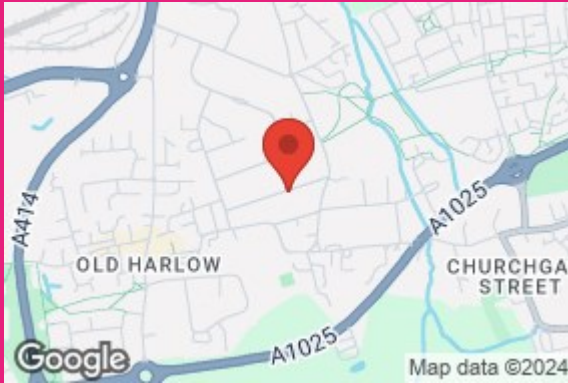
## Garden

Impressive South facing garden with patio, lawn and flower beds. Further benefits include wooden sheds to rear and side access to front.

## Local Area

This property is located in the heart of Old Harlow and is situated on one of Old Harlow's most prestigious road's. Further benefits are only a short walk away in Old Harlow High Street which provides a variety of local cafes and amenities as well as local schooling. Harlow Mill Train Station is just 0.7 miles away and offers direct access into London & Cambridge. M11 Junction 7A is just over two miles away!





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

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