



Broadway Avenue, Old Harlow, CM17 0AG
£425,000

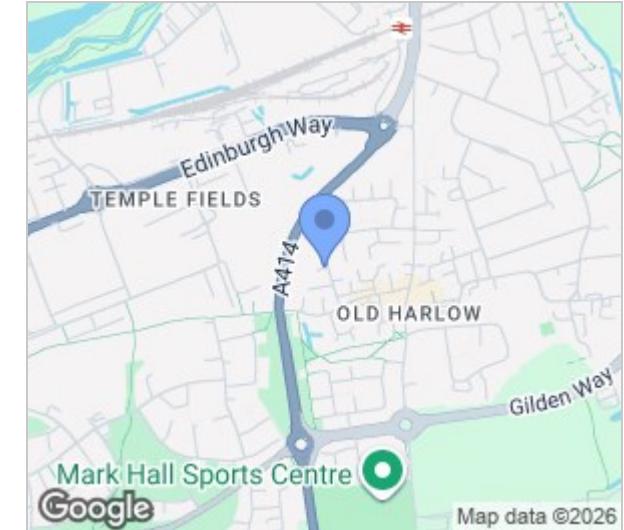
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Broadway Avenue, Old Harlow, CM17 0AG

****CHAIN FREE**** Found in the heart of Old Harlow, is this well presented four bedroom family home with double story extension, fuse box and a boiler that was fitted only 14 months ago. The property boasts two reception rooms, good size kitchen with a range of wall and base units and downstairs bathroom. Upstairs offers four well proportioned bedrooms the main having its own en-suite. Outside the property offers two gardens the rear being a courtyard and a large 80ft approximate front garden mostly laid to lawn with large outbuilding/cabin at the bottom of the garden providing a bar area and excellent storage. Broadway Avenue is found just off Market Street, a short walk to Old Harlow High Street and Harlow Mill Train Station (with direct trains to London and Cambridge), with local schools and shops close by. As previously mentioned the property had a brand new fuse box fitted a year ago, as well as a brand new gas central heating boiler only 14 months ago, and is being advertised with no onward chain.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their condition or efficiency can therefore be given.
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The chart displays the current and potential energy efficiency ratings for England & Wales. The current rating is shown in a blue box with a downward arrow, and the potential rating is shown in a green box with an upward arrow. The ratings are color-coded: A (blue), B (light blue), C (light green), D (yellow), E (orange), F (red), and G (dark red). The potential rating is consistently one level higher than the current rating across all categories.

Category	Current Rating	Potential Rating
Very energy efficient - lower running costs	A (B2 plus)	B
(B1-B1)	B	C
(B9-B8)	C	D
(55-58)	D	E
(39-34)	E	F
(21-18)	F	G
(1-10)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

A horizontal bar chart showing the environmental impact rating for England & Wales. The x-axis represents the rating scale from 'Very environmentally friendly - lower CO2 emissions' on the left to 'Not environmentally friendly - higher CO2 emissions' on the right. The y-axis lists the ratings: A, B, C, D, E, F, G, and 'Very environmentally friendly - lower CO2 emissions'. Each rating has a corresponding colored bar: A (blue), B (light blue), C (lighter blue), D (lightest blue), E (grey), F (light grey), and G (yellow). The chart is titled 'Environmental Impact (CO2) Rating'.

Rating	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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