

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



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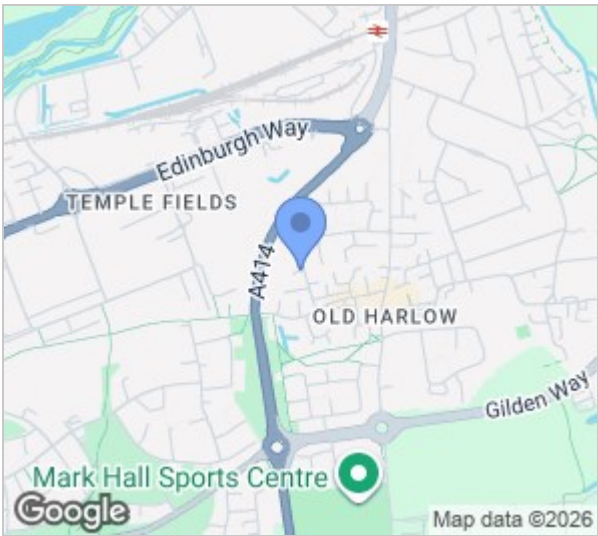
****CHAIN FREE**** Found in the heart of Old Harlow, is this well presented four bedroom family home with double story extension, fuse box and a boiler that was fitted only 14 months ago. The property boasts two reception rooms, good size kitchen with a range of wall and base units and downstairs bathroom. 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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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