



PRESTIGE & VILLAGE

UK's finest properties

ST. JOHNS AVENUE, HARLOW, ESSEX, CM17 0AY



\*\*\*\*\*THIS PROPERTY IS BEING OFFERED CHAIN FREE\*\*\*\*\*  
A substantial and well presented house with amazing potential to improve. This three bedroom detached home with beautiful gardens is set in the highly sought after location of Old Harlow. The property offers 1650sq ft of accommodation and is within walking distance of Old Harlow High Street. The ground floor comprises of a spacious living room, family room, dining room and downstairs cloakroom. The kitchen is bright with a door to rear garden. There is a dining area and hatch to kitchen. The Primary bedroom has wardrobes and feature fireplace. There are two further bedrooms and the family bathroom. Within a short walk of several popular schools, local doctor's surgery, restaurant's, shops and Harlow Mill and Town mainline railway stations giving easy access into London Liverpool Street. Access to the M11 at junctions 7 & 7A are within a few minutes drive.





- Beautiful Detached Character Family Home
- Offering Vacant Possession
- Fully Fitted Kitchen with Integrated Appliances Plus Utility Room
- Three Large Double Bedrooms
- Four Large Reception Rooms
- Downstairs Cloakroom & Inner Hallway
- Family Bathroom and Separate Toilet
- Detached Double Garage with Power & Light Plus Further Carport and Parking
- Just a Short Drive to the M11/M25 and London Stansted International Airport
- Within Easy Walk of the Town Centre, Mainline Railway Station, Leisure Facilities and Supermarkets



### LIVING ROOM

14'3" x 12'10" (4.34m x 3.91m)  
Large bay window to the front / side

### FAMILY ROOM

14'1" x 13'3" (4.29m x 4.04m)  
Beautiful feature fireplace. Large bay window

### CONSERVATORY

12'11" x 12'3" (3.94m x 3.73m)  
Fully tiled floor. Double glazed and French doors leading to garden

### DINING ROOM

14'11" x 10'3" (4.55m x 3.12m)  
Window to rear and side aspect, storage cupboards, serving hatch from kitchen

### KITCHEN

8'10" x 8'2" (2.69m x 2.49m)  
Full range of base, wall and full length units, serving hatch to dining room . window and door to rear garden

### UTILITY/PANTRY

6'6" x 3'10" (1.98m x 1.17m)  
Window to the rear and plumbing for automatic washing machine and tumble-dryer

### DOWNSTAIRS CLOAKROOM

Comprising low level w/c and semi-pedestal wash hand basin, window to side

### INNER HALLWAY

With stairs leading to

### FIRST FLOOR LANDING

With doors to



### PRIMARY BEDROOM

12'10" x 12'8" (3.91m x 3.86m)  
Window to Front, built in wardrobes and feature fireplace

### SECOND BEDROOM

13'3" x 11'9" (4.04m x 3.58m)  
Windows to the front and side, built in wardrobe

### THIRD BEDROOM

13'3" x 10'7" (4.04m x 3.23m)  
Windows to the side, built in wardrobe

### FAMILY BATHROOM

10'3" x 8'1" (3.12m x 2.46m)  
Window to the rear, panelled whirlpool corner bath, wash hand basin and separate shower

### UPSTAIRS TOILET

Comprising low level w/c

### WORKSHOP/STORE ROOM

6'7" x 5'5" (2.01m x 1.65m)

### WORKSHOP/STORAGE ROOM

11'8" x 6'7" (3.56m x 2.01m)

### FURTHER STORE ROOM

Recently used as a dark room

### DOUBLE GARAGE

22'6" x 20'0" (6.86m x 6.10m)  
With power and light laid on

### CARPORT

15'1" x 9'10" (4.60m x 3.00m)

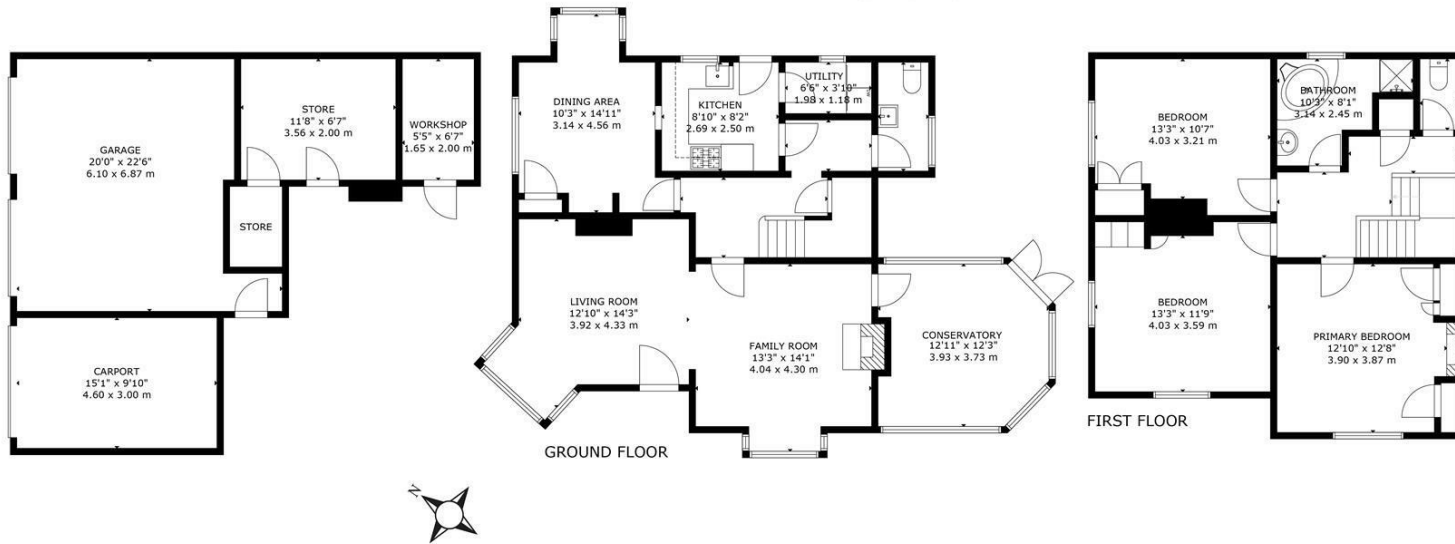
### GARDENS

Sweep around from the front, side and rear of the cottage





**BURY COTTAGE, ST JOHN'S AVENUE, OLD HARLOW**  
 Totsal Approximate Internal Area Main House: 153m sq/ 1650 sq ft  
 Outbuilding: 51m sq/ 647 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Band

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	56	B	C

Not energy efficient - Higher energy costs  
Not environmentally friendly - Higher CO<sub>2</sub> emissions  
England & Wales



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