



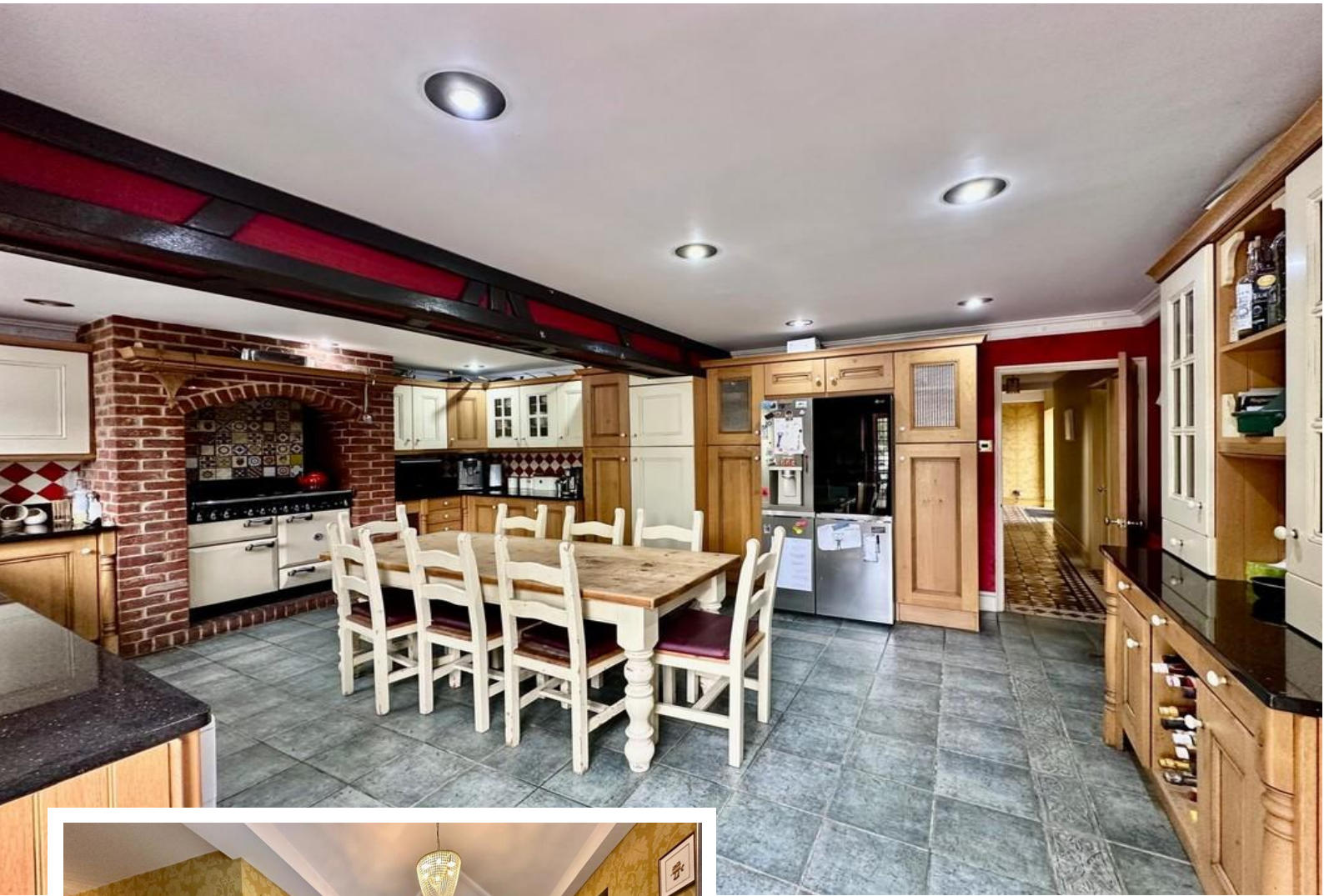
Priory Avenue, Harlow, CM17 0HH

- LARGE DETACHED HOUSE
- STUNNING PLOT
- FOUR DOUBLE BEDROOMS
- THREE LARGE RECEPTIONS

HIGHLY SOUGHT AFTER LOCATION IN OLD HARLOW. Executive style large detached house spanning in excess of 2000 sq feet, offering 4 bedrooms, 3 reception rooms, 2 bathrooms and stunning kitchen/diner. Large plot with long rear garden and ample parking to the front for approx. 4 vehicles. . Many attractive features including garden hot tub and large Victorian style greenhouse.

PRICE: Offers In Region Of £840,000 FREEHOLD





Property Description

Old Harlow is a picturesque old town with a good selection of amenities for day to day needs including pubs, restaurants and convenience stores. Priory Avenue is particularly sought after and is well placed within the town approx. 0.3 miles from Harlow Mill Station which offers a regular and reliable service into London Liverpool Street. Additionally well regarded schooling for all ages are close by.

For more comprehensive shopping facilities Harlow Town is within a short driving distance and additionally Junction 7a of the M11 is within a few minutes' drive.

This particular property is a unique detached home extending to in excess of 2000 square feet and offers complete flexibility with regard to personal living requirements. It could easily be arranged to accommodate an elderly relative or independent teenager and offers personal space to the largest of families.



The property is presented to an excellent standard internally and although it is a modern construction the property has an air of Victorian elegance throughout with ornate ceilings, attractive high quality sanitary ware and a large kitchen/diner with a range of traditional solid wood hand built units and attractive range cooker.



The entrance to the property is an impressive entrance hall with mosaic floor tiles and this grants access to the remainder of the ground floor accommodation. There are three receptions rooms with the family room facing the front of the property and this was originally the double garage but was converted prior to our sellers' ownership to create a large social living area. The main lounge faces the rear of the property and offer direct access to the large rear garden via double patio doors. Reception three is currently used as ground floor bedroom which is supported by the guest cloakroom/wc but does offer a variety of uses depending on personal requirements.

The ground floor is completed with the fabulous kitchen/diner which is large enough to easily house a full size eight seater table and chairs. The units are a traditional hand built solid wood range of units with granite work-surfaces with space for kitchen appliances including an American style fridge/freezer. The main focal point of the kitchen is the attractive brick built fireplace which houses the range cooker.



The first floor of the property is set around a large first floor landing with access to loft space. The main bedroom benefits from a range of fitted wardrobe cupboards and an air conditioning unit. There is access to to a modern personal en-suite shower room with a walk in power shower, vanity wash hand basin and low flush WC.

Bedroom two three and four are all double bedrooms one of which is currently being used as a functioning home office again with fitted air conditioning unit.

The bedrooms are supported by a stunning bathroom suite. This elegant bathroom extends to in excess of 15' and offers an attractive bronze effect claw foot roll top bath, full walk in shower unit, high flush WC and pedestal wash hand basin.



A real feature of the property is the large rear garden which extends to approx. 120' (unmeasured) with a large family patio area measuring approx. 60' x 35" which houses a freestanding fully functional hot tub, and further provides ample space for garden furniture and space for table and chairs. The imposing central staircase gives access to the top of the garden which is predominately laid to lawn with



a number of outbuildings including a desirable Victorian style greenhouse. The timber storage shed measures 16' x 8 and has power and light connected.

The front of the property which is accessed via a shared access grants parking for approximately 4-5 cars on the shingle drive.

Property of this size within this location are rarely available and as such early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES

RECEPTION HALL

15' 2" x 8' 11" (4.62m x 2.72m)

INNER HALL

15' 5" x 6' 5" > 3'11 (4.7m x 1.96m)

FAMILY ROOM

16' 5" x 16' 5" (5m x 5m)

REAR LOUNGE

19' 6" x 12' 7" (5.94m x 3.84m)

SITTING ROOM

13' 0" x 12' 7" (3.96m x 3.84m)

GROUND FLOOR WC

FIRST FLOOR LANDING

13' 1" x 10' 4" (3.99m x 3.15m)

BEDROOM ONE

14' 1" x 12' 6" (4.29m x 3.81m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

12' 7" x 10' 11" (3.84m x 3.33m)

BEDROOM THREE

12' 2" x 9' 7" (3.71m x 2.92m)

BEDROOM FOUR

9' 7" x 7' 9" (2.92m x 2.36m)

FAMILY BATHROOM SUITE

15' 4" x 9' 6" (4.67m x 2.9m)

EXTERIOR

FRONT GARDEN /PARKING

REAR GARDEN

120' 0" (36.58m x 0m) 60' patio area and remainder being laid to lawn. Timber shed 16' x 8'. Victorian style greenhouse





CHARGES AND TENURE

Tenure: Freehold
Charges: Council tax band G within Harlow Council

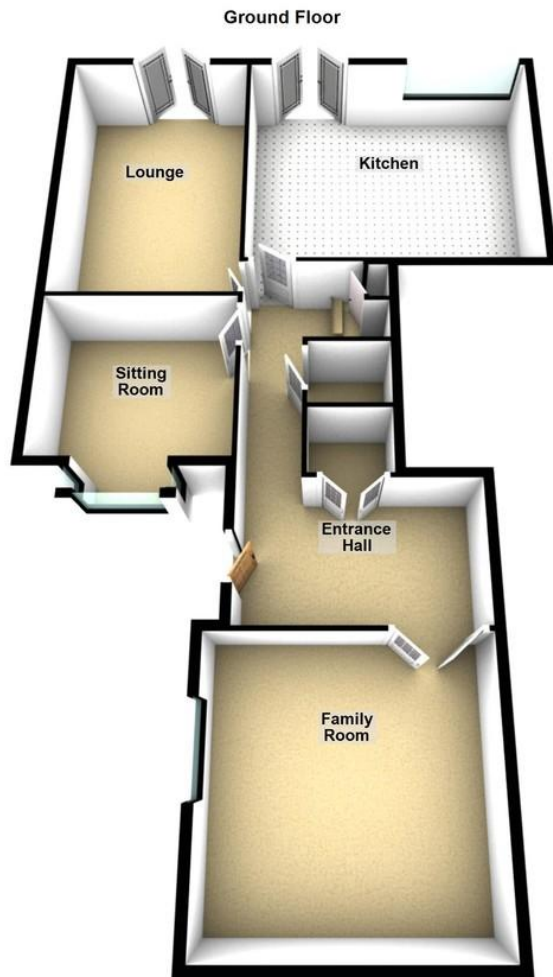
UTILITIES

Electricity - Mains supply (Eco-tricity)
Gas - Mains supply (Eco-tricity)
Water- Mains supply - Affinity
Broadband - Currently with Virgin

POINTS TO NOTE

Garage indicated in photos is now a family room and part of the internal accommodation - false garage door.
Access to personal driveway is via a shared access entry point.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements