



- Detached House
- Four Double Bedrooms
- Large Driveway
- Abundance of Outdoor Living

Priory Avenue, Old Harlow, Essex, CM17 0HJ

Asking Price Of £875,000

AN IMMACULATE FOUR DOUBLE BEDROOM DETACHED HOME. The ground floor comprises of a spacious entrance hall, two reception rooms, a luxury fitted kitchen, utility room, WC and integral garage currently used as a gym. Upstairs benefits from four double bedrooms with an en-suite to the master bedroom and a family bathroom suite. Other features include underfloor heating to the ground floor and gas heating via radiators to the first floor. The rear garden is South facing and has an abundance of space to entertain with a large patio, outdoor kitchen area, pergola, sports bar/cinema room and office. Viewings advised.



Property Description

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FRONT

Block paved driveway with parking for multiple cars. Timber gates on both sides of property for access into garden. Lavender bushes and established shrubs. Composite front door to entrance hall.

ENTRANCE HALL

Composite front door to driveway. Internal doors to two reception rooms, kitchen, WC and garage/gym. Understairs storage cupboard. Underfloor heating. Stairs to first floor.

LOUNGE

18' 00" x 13' 00" (5.49m x 3.96m) UPVC double glazed French doors into garden, two UPVC double glazed windows to side. Internal double doors to entrance hall. Tiled hearth with gas fireplace. Underfloor heating.

SECOND RECEPTION ROOM

11' 10" x 10' 02" (3.61m x 3.1m) UPVC double glazed bay window to front aspect. Underfloor heating. Internal door to entrance hall.





KITCHEN

20' 09" x 11' 08" (6.32m x 3.56m) Luxury fitted kitchen with a range of wall and base units. Quartz worktops with breakfast bar and seating area. Inset sink with chrome mixer tap. UPVC double glazed window to side. Space for large range cooker with cooker hood above. Integrated dishwasher. Space for fridge freezer. Underfloor heating. Internal doors to utility room and entrance hall. Open plan to conservatory.

UTILITY ROOM

8' 01" x 5' 10" (2.46m x 1.78m) UPVC double glazed window to side. Timber glazed door to side. Kitchen wall and base units with laminate worktops and 1.5 stainless steel sink and drainer. Space for washing machine and tumble dryer. Internal door to kitchen. Underfloor heating.



CONSERVATORY

12' 08" x 10' 11" (3.86m x 3.33m) UPVC double glazed 1/4 brick conservatory. Underfloor heating. Open plan to kitchen with UPVC double glazed French doors to garden.

GARAGE/GYM

18' 04" x 10' 01" (5.59m x 3.07m) Electric roller door to front. Fitted cupboards housing boiler. Car inspection hatch and pit. Internal door to hallway.



LANDING

Stairs to ground floor. Internal doors to bedrooms, family bathroom and airing cupboard (housing hotwater cylinder). Skylight with automatic rain sensor.

BEDROOM ONE

13' 06" x 13' 01" (4.11m x 3.99m) UPVC double glazed window overlooking garden. Radiator to wall. Fitted wardrobes. Internal doors to en-suite and entrance hall.

EN-SUITE

11' 00" x 5' 10" (3.35m x 1.78m) UPVC double glazed window to side. White three-piece suite with separate shower cubicle. Chrome heated towel rail. Shaver point to wall. Internal door to bedroom.

BEDROOM TWO

13' 11" x 11' 06" (4.24m x 3.51m) UPVC double glazed window overlooking garden. Radiator to wall. Storage in eaves. Internal door to landing.

BEDROOM THREE

11' 06" x 11' 03" (3.51m x 3.43m) UPVC double glazed window to front. Radiator to wall. Fitted wardrobes. Internal door to landing.

BEDROOM FOUR

13' 01" x 11' 03" (3.99m x 3.43m) UPVC double glazed window to front. Radiator to wall. Storage in eaves. Internal door to landing.

FAMILY BATHROOM

7' 09" x 6' 09" (2.36m x 2.06m) UPVC double glazed window to side. White three-piece suite. Chrome heated towel rail. Shaver point to wall. Internal door to landing.

GARDEN

120' (36.58m) Approx. South-facing garden with large decking area covered by electric retractable awning. Spacious patio with outdoor kitchen area. Lawn area with pebble path leading to rear of garden. Side access on both

sides of property with timber gate to front. Water point/tap to wall. Kids play area with sand pit. Pergola seating area. Office and bar with electrics and lighting.

OFFICE

11' 06" x 6' 07" (3.51m x 2.01m) Insulated office space. Double glazed bi-folding doors to front. Lighting, power and internet point with electric radiator to wall.

SPORTS BAR / CINEMA ROOM

26' 11" x 12' 10" narrowing to 9' 06" (8.2m x 3.91m) Timber built bar with double glazed windows and doors. Lighting, power and internet point with electric radiators to wall.

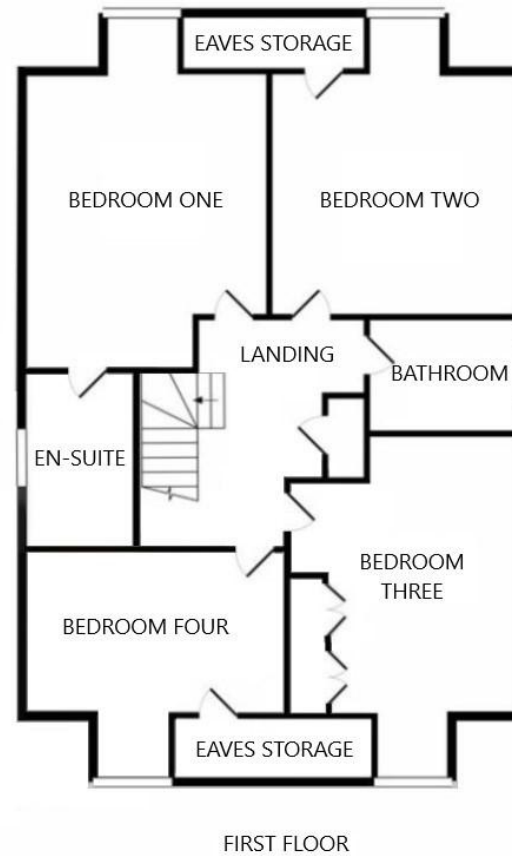
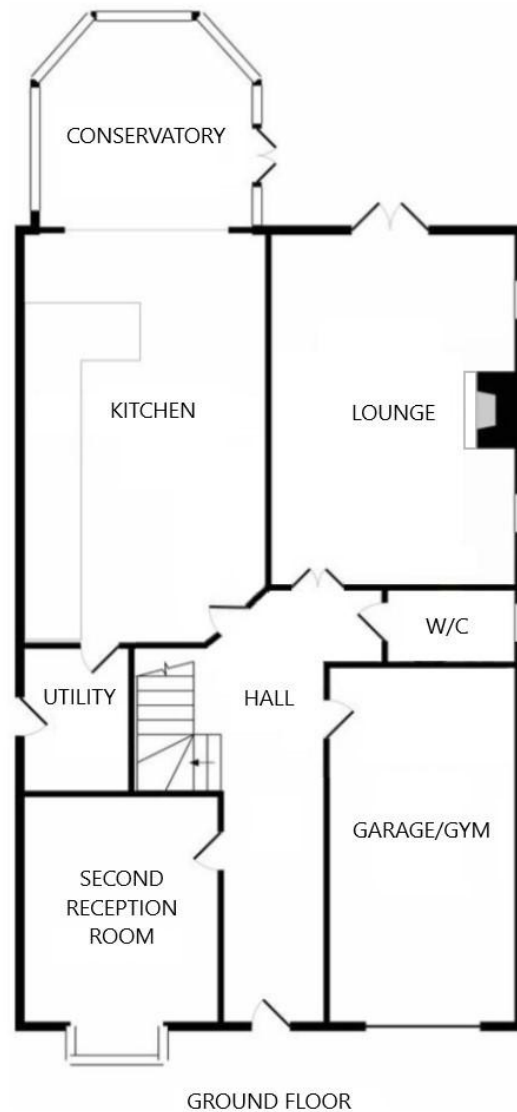
LOCATION

Priory Avenue is located within the heart of Old Harlow, less than half a mile to Harlow Mill train station and Old Harlow high street. As well as being close to local schooling and amenities.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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