

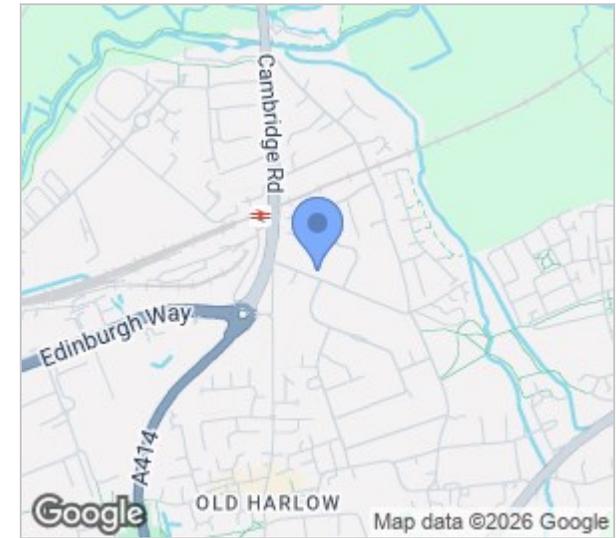


Priory Avenue, Old Harlow, CM17 0HH
Offers Over £850,000

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Priory Avenue, Old Harlow, CM17 0HH

A substantial and immaculately presented four bedroom detached chalet bungalow offering flexible living accommodation in the highly sought after location of Priory Avenue, Old Harlow. The property, being nearly 3000sq.ft, offers all of the room a growing family needs, whilst being in walking distance of Old Harlow high street. On the ground floor you have an impressive 20ft dining room, well presented kitchen with integrated appliances and an island, large living room with bi-fold doors, separate breakfast room, office, utility room and downstairs bathroom. The main bedroom is also situated on the ground floor and has its own walk in dressing room and an en-suite with shower and free standing bath. Upstairs you have three further double bedrooms, all with fitted/built in wardrobes and one also having its own en-suite. Outside you have a long un-overlooked rear garden, which is mainly laid to lawn with a patio area and a Resistance Swim Spa, summer house and side access, whilst to the front there is a carriage driveway with parking for several vehicles. Priory Avenue is within a short distance of several popular schools, local doctors, restaurant's and Harlow Mill train station.



TOTAL FLOOR AREA: 2981 sq.ft. (276.9 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 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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		
		80			
		64			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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