



Priory Avenue, CM17 0HJ  
Harlow





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Guide Price £900,000 - £925,000

## Priory Avenue, Old Harlow, CM17 0HJ

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An exceptional five bedroom detached home, positioned on the highly sought-after Priory Avenue in Old Harlow, this outstanding home has been thoughtfully extended and comprehensively modernised to deliver refined contemporary living. From the moment you arrive, the property commands attention, set behind an expansive driveway providing parking for up to four vehicles, complemented by a versatile garage (currently converted yet retaining a roller shutter door if required).

Internally, the home is finished to a superb standard throughout, offering an immediate sense of light, space and quality. The welcoming entrance hall leads to the true centerpiece, a stunning open-plan contemporary kitchen/diner, meticulously designed for both family life and entertaining. Featuring a range of quality wall and base units, a central island, skylights flooding the space with natural light, and impressive bi-folding doors opening seamlessly onto the garden, this exceptional space creates effortless indoor-outdoor living. The ground floor is further enhanced by a beautifully presented family lounge with bay window, a versatile second reception room, utility room, cloakroom, and a well-appointed double bedroom with fitted wardrobes and en-suite.

To the first floor, the accommodation continues to impress. The luxurious principal bedroom benefits from fitted wardrobes and a stylish four-piece en-suite, creating a private and elegant retreat. Three additional well-proportioned bedrooms provide excellent space for family or home working, all served by a contemporary family bathroom with a modern three-piece suite.

Externally, the property truly excels. The impressive secluded south-facing rear garden extends to approximately 110ft and offers a superb level of privacy. Predominantly laid to lawn and thoughtfully designed for modern outdoor living, it features a dedicated garden office with bi-fold doors, a garden bar room, and a hot tub area.



- **IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME**
- **CONTEMPORARY KITCHEN/DINER FEATURING AN ISLAND, SKYLIGHTS AND BI-FOLDING DOORS**
- **TWO EN-SUITES AND A FAMILY BATHROOM**
- **AIR CONDITIONING**
- **CLOSE TO LOCAL SHOPS, SCHOOL AND AMENITIES**

#### Property Information

Tenure: Freehold  
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Low  
 Build - Standard Construction  
 Parking: Driveway for multiple vehicles. Garage (Has been converted to a gym - retaining the roller shutter)  
 Council: Harlow Council  
 Council Tax Estimate: £3,202 per annum

#### Entrance Hall 3'94 x 34'63 (0.91m x 10.36m)

Antico flooring, under floor heating, understairs storage cupboard, power points.

#### Family Lounge 10'24 x 14'37 (3.05m x 4.27m)

Double glazed bay window to the front aspect, spotlights, amitco flooring, power points.

#### Kitchen/Diner 23'57 x 20'37 (7.01m x 6.10m)

Bi-folding doors to the rear aspect, skylights, amitco flooring, underfloor heating, a range of wall and base units with flat top marble effect worksurfaces, double sink, three integrated 'Good Things'; oven with a microwave, induction 'Elica' hob and extractor, double drainer unit, space for American fridge, integrated dishwasher, spotlights, power points, island.

#### Utility Room 10'10 x 6'12 (3.30m x 1.83m)

Double glazed window to the side aspect, spotlights, a range of wall and base units with marble flat top worksurfaces, sink, plumbing for washing machine, power points.

#### Cloakroom (W.C) 3'08 x 5'67 (1.12m x 1.52m)

Double glazed window to the side aspect, amitco flooring, under floor heating, wash basin with mixer tap, low level W.C

#### Reception Room 10'06 x 13'00 (3.20m x 3.96m)

Double glazed window to the side aspect, spotlights, amitco flooring, power points.

#### Bedroom Two (Ground Floor) 10'14 x 11'92 (3.05m x 3.35m)

Double glazed window to the side aspect, spotlights, amitco flooring, under floor heating, built in wardrobes, power points.

#### En-suite (Ground Floor) 5'82 x 7'92 (1.52m x 2.13m)

Double glazed window to the side aspect, spotlights, tiled flooring, part tiled walls, double shower cubicle with thermostatic controls, wash basin with mixer tap, low level W.C, extractor fan, storage cupboard.

#### First Floor Landing

Skylight (open and close), carpeted flooring, airing cupboard.

#### • ACCOMMODATING 2448 SQ FT OF LIVING SPACE

- **110FT SOUTH FACING REAR GARDEN FEATURING A GARDEN ROOM (BAR) AND AN OFFICE WITH BI-FOLDING DOORS**
- **UTILITY ROOM AND A CLOAKROOM (W.C)**
- **EASE OF ACCESS TO THE M11/M25 VIA JUNCTION 7A**
- **CLOSE PROXIMITY TO HARLOW MILL TRAIN STATION**

#### Bedroom One 16'96 x 13'17 (4.88m x 3.96m)

Double glazed bay window to the rear aspect, spotlights, single radiator, carpeted flooring, built in wardrobes, air con, power points.

#### En-suite 5'83 x 10'99 (1.52m x 3.05m)

Double glazed window to the side aspect, spotlights, part tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer tap, shower cubicle with thermostatic controls, low level W.C, storage cupboard.

#### Bedroom Three 11'56 x 17'40 (3.35m x 5.18m)

Double glazed bay window to the rear aspect, spotlights, carpeted flooring, power points, eave storage, air con, power points.

#### Bedroom Four 11'58 x 12'75 (3.35m x 3.66m)

Double glazed bay window to the front aspect, single radiator, carpeted flooring, built in wardrobe, power points.

#### Bedroom Five 13'20 x 10'98 (3.96m x 3.05m)

Double glazed bay window to the front aspect, spotlights, single radiator, carpeted flooring, eave storage, loft hatch access, power points.

#### Family Bathroom 7'79 x 6'77 (2.13m x 1.83m)

Double glazed window to the side aspect, spotlights, tiled splash backs, tiled flooring, extractor fan, panel enclosed bath with mixer tap and thermostatic control shower, wash basin with mixer tap, low level W.C, shaver point.

#### Garden

Approx. 100ft, secluded, south facing, mainly laid to lawn with patio area, two side access, wooden fence panels, Jacuzzi area, Children's play area, seating area with Pergola.

#### Garden Room (Bar) 12'87 x 26'06 (3.66m x 8.08m)

Double glazed window to the front aspect, laminate flooring, power points, French doors.

#### Garden Office Room 6'67 x 11'62 (1.83m x 3.35m)

Double glazed Bi-folding doors to the front aspect, electric heater, power points, fully insulated. .

#### Garage 10'13 x 18'34 (3.05m x 5.49m)

Roller shutter, power points.





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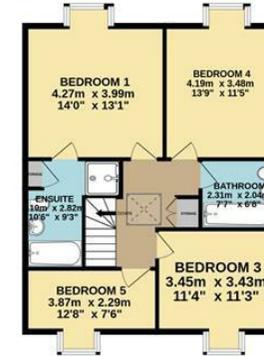


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>80</b>	<b>87</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR  
158.5 sq.m. (1706 sq.ft.) approx.

1ST FLOOR  
68.9 sq.m. (742 sq.ft.) approx.



TOTAL FLOOR AREA : 227.4 sq.m. (2448 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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