



9 New Road, Harlow, Essex, CM17 0DU

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Guide Price: £460,000  
Freehold



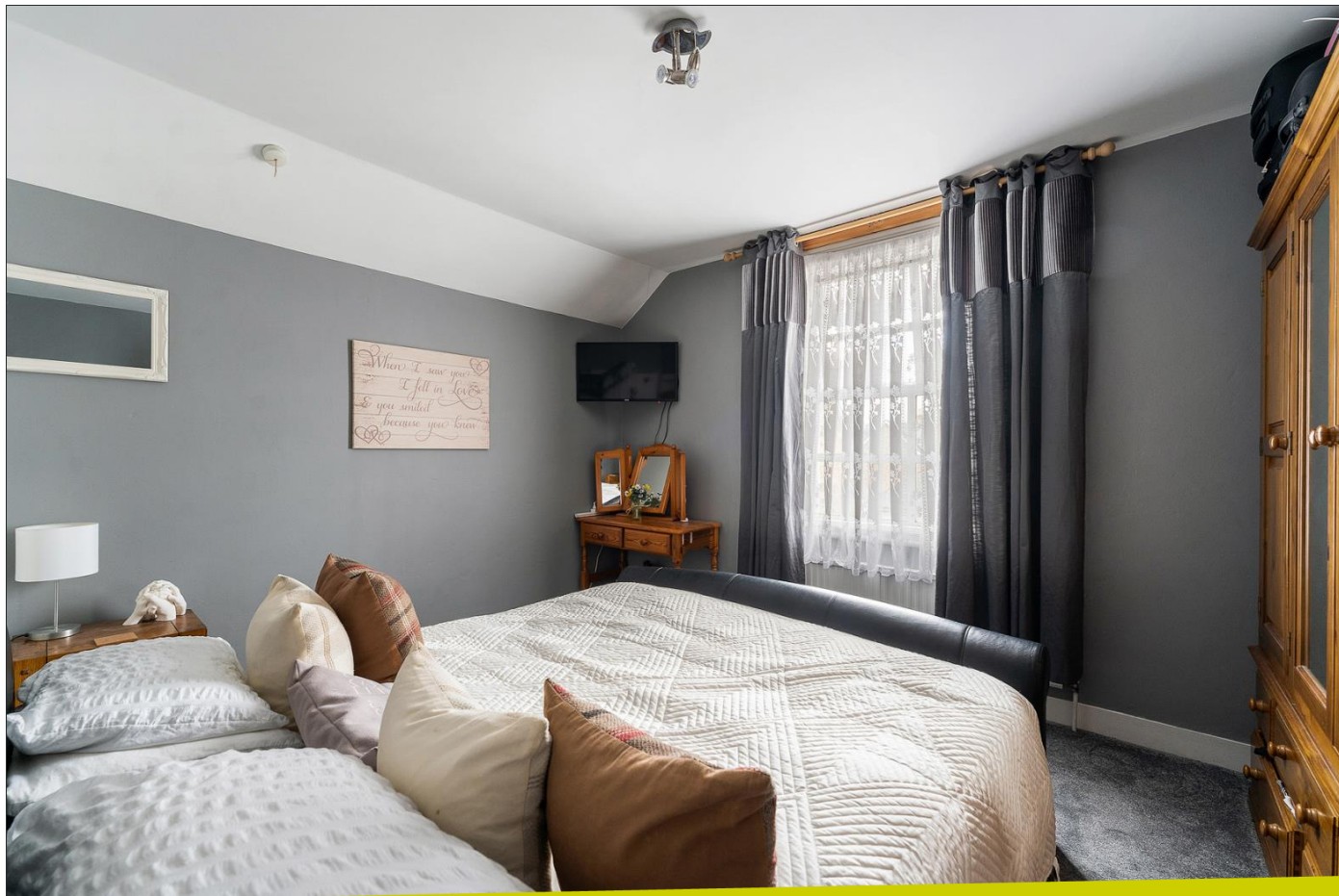
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Estate and Letting Agents



Located in the heart of Old Harlow and within walking distance of Harlow Mill train station and the high street offering multiple facilities, is this well presented, three-bedroom, semi-detached house. The property benefits a lounge and separate dining room, fitted kitchen and a ground floor bathroom.

Outside is pretty rear garden with a patio area and shed, garage with shared driveway.

Council Tax Band D. EPC Rating E.



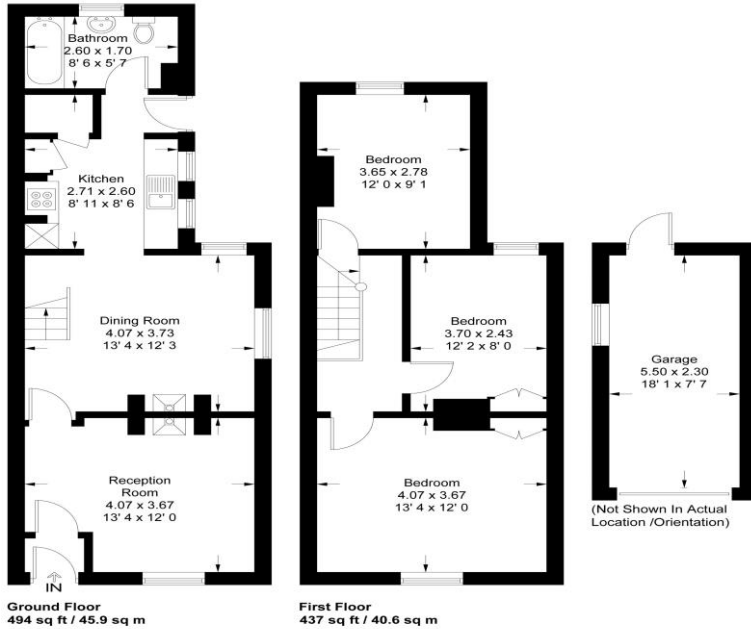
Three Bedroom Semi Detached House  
Well Presented Period Property  
Garage  
Close to High Street  
Walking Distance to Harlow Mill Station  
Potential Rental Income £1700 PCM  
Council Tax Band D  
EPC Rating E

#### ADDITIONAL INFORMATION

Old Harlow pre-dates the first written record in the Domesday Book of 1086 and to this day remains village-like, with listed buildings, a post office, church, restaurants, and cafes, plus a dentist and health centre. Situated less than 3 miles from Harlow town with transport links and additional shopping and leisure facilities. Bus services run to Harlow, Bishops Stortford and Chelmsford and Old Harlow sits near both M11 motorway and Stansted Airport.

## New Road

Approximate Gross Internal Area = 931 sq ft / 86.5 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1069 sq ft / 99.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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**Reception Room** 13'4" x 12' (4.06m x 3.66m)

**Dining Room** 13'4" x 12'3" (4.06m x 3.73m)

**Kitchen** 8'11" x 8'6" (2.72m x 2.6m)

**Bathroom** 8'6" x 5'7" (2.6m x 1.7m)

### First Floor

**Bedroom** 13'4" x 12' (4.06m x 3.66m)

**Bedroom** 12'2" x 8' (3.7m x 2.44m)

**Bedroom** 12' x 9'1" (3.66m x 2.77m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

The George, Station Road, Old Harlow, Essex, CM17 0AN

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