



39 Bury Road, Harlow, Essex, CM17 0EE

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Offers in excess of: £425,000  
Freehold



**Intercounty**  
Estate and Letting Agents



Intercounty are delighted to offer for sale this beautifully presented, three bedroom, semi detached period cottage, within walking distance of Old Harlow high street and within close proximity of the new M11 junction and Harlow Mill train station. The ground floor comprises a lounge, dining room, kitchen and bathroom. The first floor is made up of the primary bedroom complete with fitted wardrobes and an additional double bedroom, there is also another single bedroom to the second floor. Additionally, the property benefits from a stunning rear garden and an impressive outbuilding, perfect for home workers.

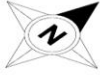
EPC Band E. Council Tax Band D.



3 Bedroom Semi Detached  
Period Cottage  
Sought After Location  
Close to High Street and Station  
Potential Rental Income of £1900  
EPC Band E  
Council Tax Band D

#### ADDITIONAL INFORMATION

Old Harlow pre-dates the first written record in the Domesday Book of 1086 and to this day still 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, Bishop's Stortford and Chelmsford and Old Harlow sits in close proximity to both M11 motorway and Stansted Airport.

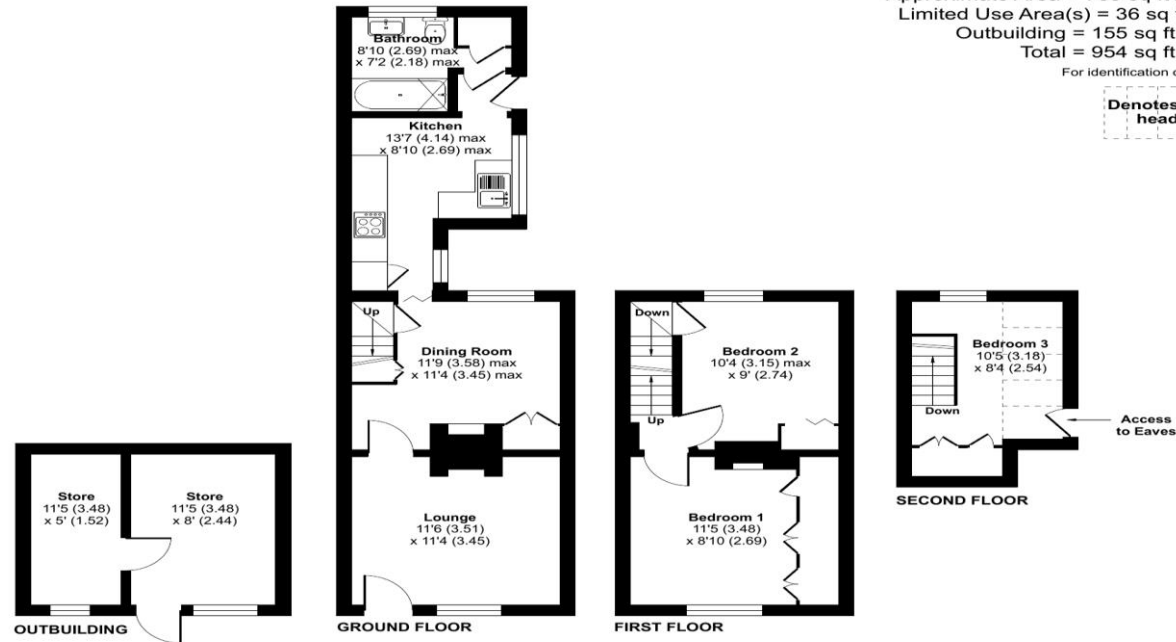


## Bury Road, Harlow, Essex, CM17

Approximate Area = 763 sq ft / 70.8 sq m  
Limited Use Area(s) = 36 sq ft / 3.3 sq m  
Outbuilding = 155 sq ft / 14.3 sq m  
Total = 954 sq ft / 88.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2024. Produced for Intercounty Estate Agents. REF: 1109392



**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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