



—dreampad—

Waterlees

Harlow Common | Harlow | Essex | CM17 9JD



Living Room

Harlow Common, Essex - Stunning 6100 Sq Ft Residence With 2 Acres And Enormous Scope For Expansion.

Waterlees | Harlow Common | Harlow | Essex | CM17 9JD

Asking Price: £1,800,000

A delightful detached seven bedroom home that offers a wonderfully spacious family accommodation, accessible via a long driveway and located in a superb, secluded position with no immediate neighbours. The ground floor includes an impressive entrance hall, spacious kitchen/dining room, family room, living room, study, conservatory, cloakroom and master bedroom with large en suite bathroom. On the first floor there is a large bedroom with en suite, four further double bedrooms and a family bathroom. On the second floor there is a loft room which could be utilised as a seventh bedroom if required. Externally the property is accessible via electric gates leading to a sweeping carriage driveway offering off street parking for several vehicles. In all, the private grounds extend to 2 acres and are mostly laid to lawn with established borders and mature trees. The leisure facilities offered are plentiful as the property boasts a tennis court; outdoor heated swimming pool; pool house comprising sitting room, shower room and sauna; and a detached gym with snooker room over that has the potential to be used as a self-contained annexe if required.



Reception Hall



Kitchen/Dining Room



Family Room



Conservatory



Ground Floor Images

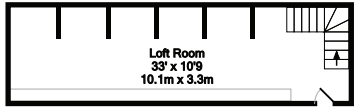


Master Suite

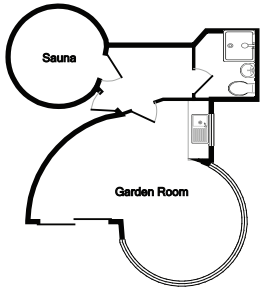




Rear Garden



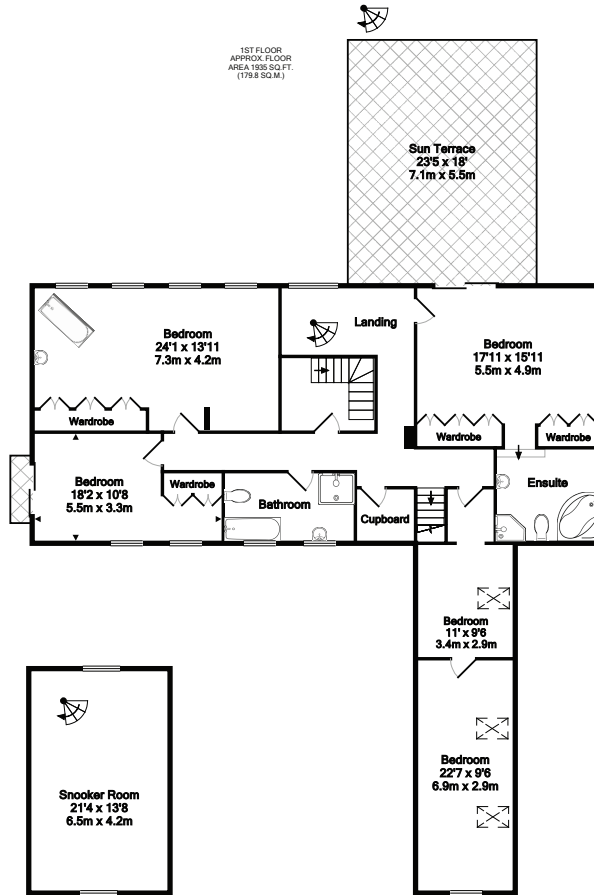
2ND FLOOR
APPROX. FLOOR
AREA 302 SQ. FT.
(28.0 SQ. M.)



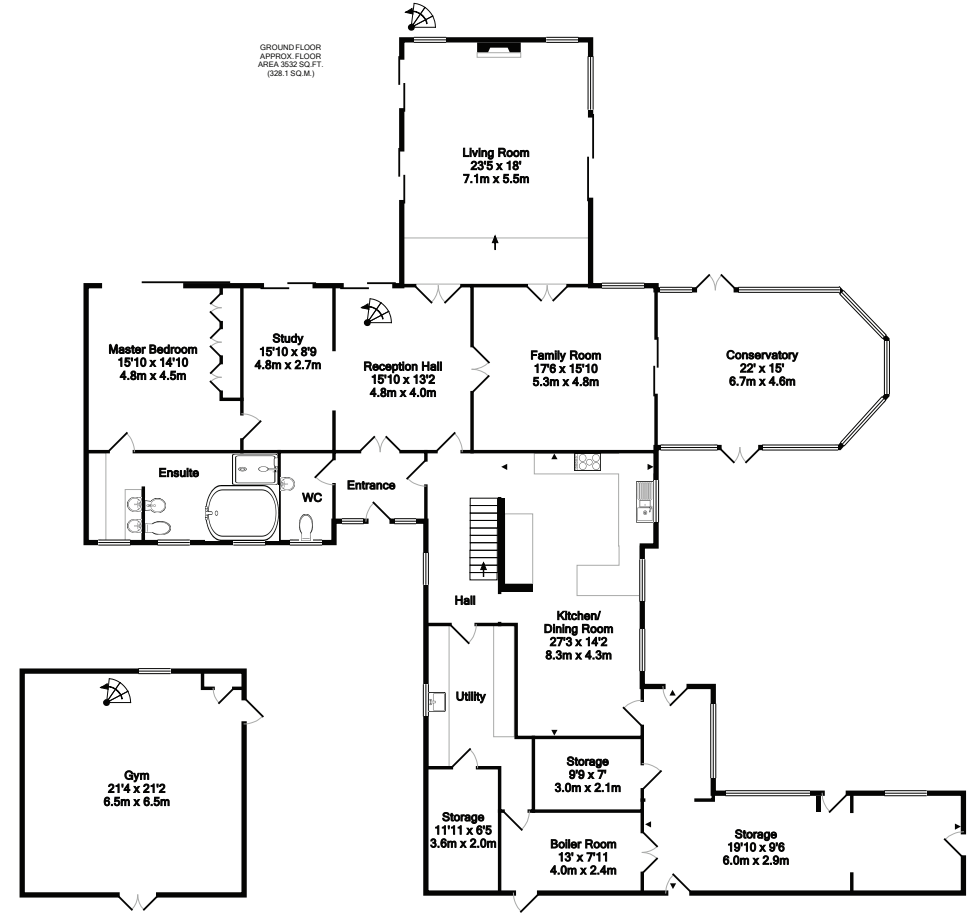
GARDEN HOUSE
APPROX. FLOOR
AREA 390 SQ. FT.
(36.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 6159 SQ. FT. (572.1 SQ. M.)
Made with Metropix ©2015

1ST FLOOR
APPROX. FLOOR
AREA 1932 SQ. FT.
(179.8 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 3552 SQ. FT.
(328.1 SQ. M.)





Transport: Harlow Mill Station (London Liverpool Street) - 3.6 miles

M11 (J7) - 1.5 miles

Services: Oil Heating & Mains Water

Council Tax: Band H

Local Authority: Epping Forest Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



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Energy Performance Certificate

Waterlees, Harlow Common, HARLOW, CM17 9JD

Dwelling type: Detached house
Date of assessment: 11 July 2014
Date of certificate: 14 July 2014

Reference number: 9898-2035-7213-2254-5970
Type of assessment: RdSAP, existing dwelling
Total floor area: 357 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

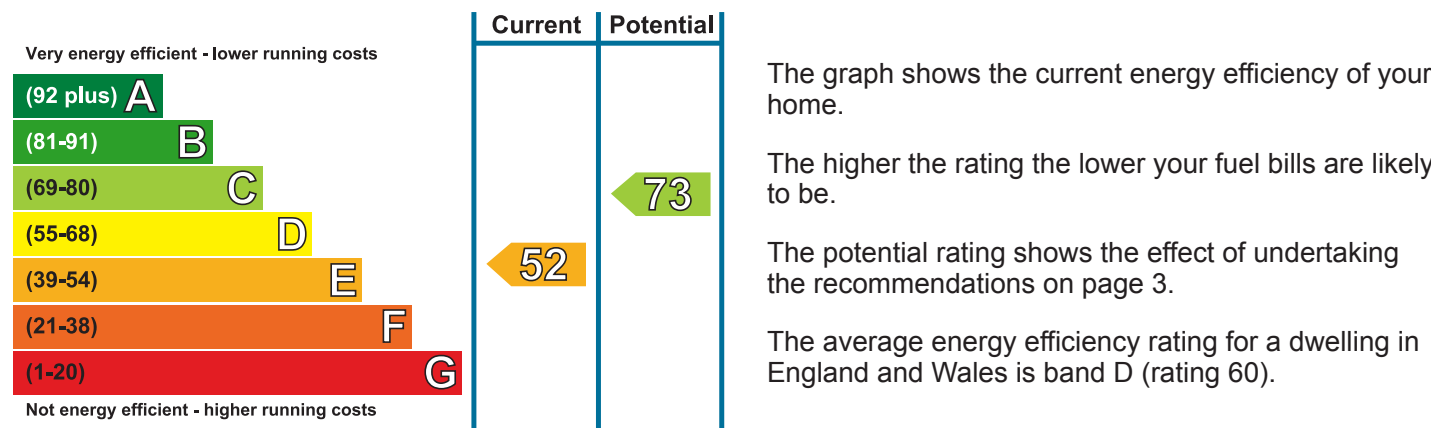
Estimated energy costs of dwelling for 3 years:	£ 13,983
Over 3 years you could save	£ 4,980

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 732 over 3 years	£ 366 over 3 years	<div style="background-color: #4a4a8a; color: white; padding: 10px; text-align: center;"> You could save £ 4,980 over 3 years </div>
Heating	£ 12,504 over 3 years	£ 7,992 over 3 years	
Hot Water	£ 747 over 3 years	£ 645 over 3 years	
Totals	£ 13,983	£ 9,003	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 2,649	✓
2 Floor Insulation	£800 - £1,200	£ 726	✓
3 Low energy lighting for all fixed outlets	£565	£ 273	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.