



Harlow's only family run independent estate agent



Woodlands Grove, Stapleford Abbots, RM4 1FB

£950,000

Freehold

'...This Home Is A Blend Of Comfort, Style, And Practicality, Promising An Exceptional Living Experience For Its Fortunate New Owners...'

Detached House • Kitchen / Dining Area • EPC Rating: B • Four Bedrooms • Three Bathrooms • Council Tax Band: G • SW Facing Gardens • CHAIN FREE • BRAND NEW



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Howick & Brooker Partnership Gothic House Old Harlow CM17 0DN

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Total area: approx. 157.1 sq. metres (1691.4 sq. feet)

'...This Home Is A Blend Of Comfort, Style, And Practicality, Promising An Exceptional Living Experience For Its Fortunate New Owners...'

From the moment you step inside, this home captivates you with its charm and elegance. Boasting a spacious floorplan and inviting outdoor living spaces, it's an ideal haven for families and perfect for entertaining guests. With over 1700 sq. ft. of thoughtfully designed living space, this property sits on a generous plot featuring a large front garden, ample parking, and a social rear garden that offers breathtaking views of the surrounding countryside. As you enter, you're greeted by a bright and spacious hallway complete with a convenient w/c. The hallway leads to a sizeable lounge/reception room featuring a cozy log burner and doors that open onto the garden and patio, creating a seamless indoor-outdoor living experience. The true heart of this home is the open-plan kitchen and dining area. Rear doors flood the space with natural light, highlighting the stunning modern kitchen equipped with integrated ovens, a heating drawer, and an induction hob with an extractor fan. A central island with a breakfast bar, integrated dishwasher, and a hot water tap make this kitchen as functional as it is beautiful. Adjacent to the kitchen is a large utility room, offering endless opportunities to personalize this space. Ascending to the first-floor landing, you'll find a beautiful area with a floor-to-ceiling window, perfect for a cozy seating or reading nook. The principal bedroom, with its large en-suite shower room, faces the rear of the home and provides incredible views. Bedroom two is a spacious double with its own en-suite shower room, while bedrooms three and four are also generously sized doubles. A well-designed family bathroom completes the first floor. Outside, the rear garden is a true delight. With a south-westerly aspect, the sizeable patio and expansive lawn area are perfect for entertaining. Side access to the garden enhances convenience, while the front of the home features a lovely lawned area and ample driveway parking.

Ground floor

First floor

Outside

Entrance Hall

Lounge

11' 3" x 11' 1"
(3.43m x 3.38m)

Kitchen/Dining Area

28' 2" x 17' 10"
(8.58m x 5.43m)

Living Area

Utility Room

7' 11" x 6' 4"
(2.41m x 1.93m)

Wc

Bedroom One

17' 10" x 9' 8"
(5.43m x 2.94m)

En Suite Shower

Bedroom Two

17' 10" x 9' 0"
(5.43m x 2.74m)

En Suite Shower

Bedroom Three

11' 1" x 8' 10"
(3.38m x 2.69m)

Bedroom Four

11' 1" x 8' 9"
(3.37m x 2.67m)

**Parking
Off Street**

**South Westerly
Gardens**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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