



**Elliot Heath**  
ESTATE AGENTS

**3 Ellison Close**  
Hunsdon SG12 8FG

**Guide Price £1,200,000**



Elliot Heath are delighted to offer this detached four bedroom home having won the 2020 Evening Standard best homes outside of London award and forming part of this exclusive development, built with a luxury specification and an exacting attention to detail for modern family living throughout. Located on the edge of the historic village of Hunsdon, amidst an unspoilt, rural landscape, and offering peaceful living a stone's throw from the local facilities of the village. This spacious family home offers open plan family room with a feature log burner fireplace as well as a dining area open plan to its luxury fitted kitchen with doors leading off the side of the house to the paved terrace and a generous south facing garden, downstairs wc and utility room. Upstairs the main bedroom suite has its own dressing area and luxury en suite shower room, and the three further bedrooms share the high specification family bathroom. The well-proportioned rooms offer the finest of interior finishes such as its underfloor heating system on the ground floor, Siemens's appliances in the kitchen, designer radiators upstairs, Hansgrohe taps and power showers in the bathrooms and high-performance insulation to achieve low energy demands, high speed broadband, burglar alarms, lockable double-glazed windows and 10-year NHBC warranties. Integral garage with large storage area above, remote controlled door and off-street parking for several cars. There are outside lights to the front and rear and the south facing garden which is of a good size and laid to lawn backs onto open fields. The towns of Ware and Harlow are within a short drive. Harlow three miles away, and Ware five miles away offer an excellent range of shops, amenities, and leisure facilities. Harlow Town station offers fast and regular services to London Liverpool Street (35 minutes), also at Tottenham Hale on the Victoria line (17 minutes) easy access for the City and West End, while the area is well connected by road, with the M11 and M25 within easy reach.







## ACCOMMODATION

### ENTRANCE HALL

With skylight window, tiled flooring, built in storage cupboard, stairs rising to first floor landing, doors to:

### DOWNSTAIRS WC

With double glazed window to front aspect. Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring.

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### RECEPTION ROOM 20' 11" x 15' 11" (6.37m x 4.85m)

With two double glazed windows to front aspect, wood flooring, feature fireplug, fitted shelving to both alcoves.

### KITCHEN/DINING ROOM 31' 3" x 27' 4" (9.52m x 8.32m)

#### DINING/FAMILY AREA

With double glazed windows to rear aspect overlooking the garden together with sliding door and separate door to the rear garden, feature log burner fireplace, tiled flooring, open to:

### KITCHEN AREA

Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated with high quality appliances, island unit with breakfast bar, tiled flooring.

### UTILITY

With door giving access to the the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, door giving access to the integral garage and large storage area above.

### FIRST FLOOR LANDING

With double glazed window to side aspect, two skylight windows, built in linen cupboard, radiator, doors to:

### BEDROOM ONE 13' 9" x 11' 0" (4.19m x 3.35m)

Dual aspect with double glazed windows to rear and side aspect overlooking the fields beyond, door to en suite shower room and open to:

### DRESSING AREA

With skylight window, fully fitted with a range of built-in wardrobe cupboards, door to:

### EN SUITE SHOWER ROOM

Skylight window. Fitted with a suite comprising large walk-in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled.

### BEDROOM TWO 13' 4" x 10' 6" (4.06m x 3.20m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards with mirror fronted sliding doors.

### BEDROOM THREE 13' 5" x 9' 9" (4.09m x 2.97m)

With double glazed window to side aspect, radiator.

### BEDROOM FOUR 11' 1" x 10' 0" (3.38m x 3.05m)

With double glazed window to front aspect, radiator.

### FAMILY BATHROOM

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring.

### OUTSIDE

Landscaped front garden with driveway which in turn leads to the integral garage, gated access to the rear from both sides. To the rear there is a southerly aspect rear garden with large patio area incorporating a covered seating / dining/outdoor kitchen area. The remainder of the garden is mainly laid to lawn with raised bed borders and backs on to fields with far reaching views beyond. Outside lighting and power.

### INTEGRAL GARAGE 15' 8" x 12' 10" (4.77m x 3.91m)

With electric door, power and light connected, door to rear lobby with access to the utility together with stairs rising to large storage area measuring approx. 23'8 x 20'9.

### EPC

EPC Rating B.

### AGENTS NOTE

These particulars are issued on the understanding that all negotiations are conducted through Elliot Heath Estate Agents. Every care has been taken to ensure the accuracy of these particulars, but such accuracy cannot be guaranteed, and they are not to be taken as forming part of any contract. Elliot Heath have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

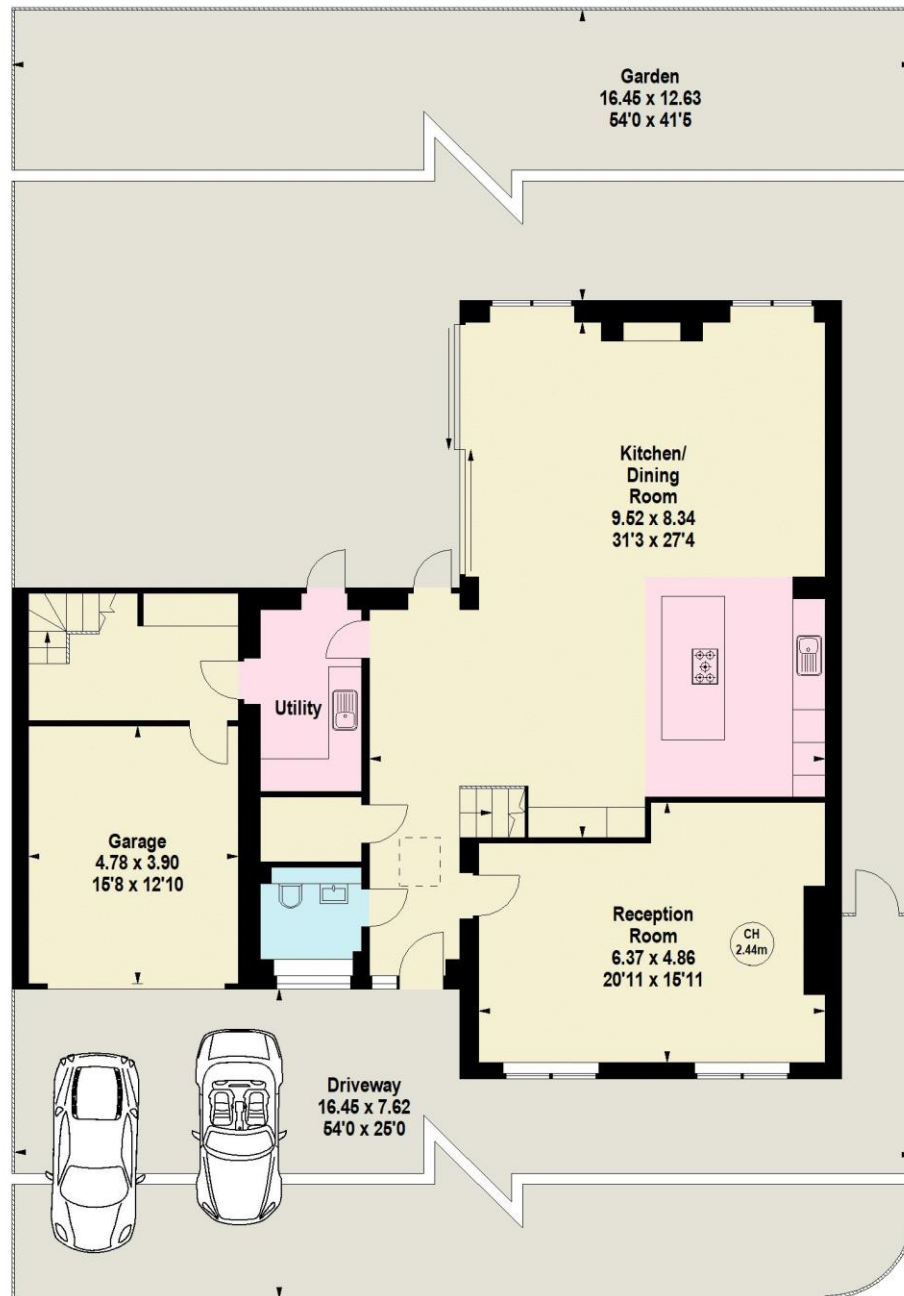










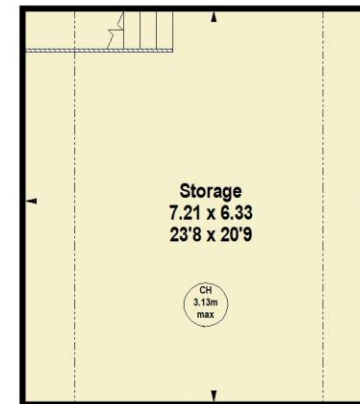


**Ground Floor**  
Approx. 145.85 sq m / 1570 sq ft

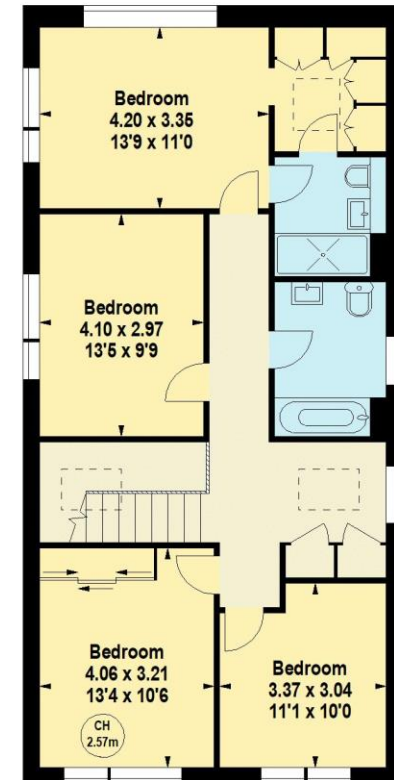
## Ellison Close, SG12

Approximate Area = 278.23 sq m / 2996 sq ft  
(Including Storage)  
Storage Area = 45.70 sq m / 492 sq ft

Key :  
CH - Ceiling Height



**Storage**  
Approx. 45.70 sq m / 492 sq ft



**First Floor**  
Approx. 86.68 sq m / 933 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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