

McRae's



Churchgate Street, Old Harlow. Essex. CM17 0LD

Guide Price:
£1,100,000 Freehold

*An Individual Detached
Single Storey Residence
Presented to an Immaculate
Finish Throughout... 'Hidden away'
and enclosed by a secluded plot,
approached from the road along a shingle
stone drive with gated access, this
**OUTSTANDING VILLAGE
RESIDENCE** offers high specification
living, a private environment, family space
inside and out, together with convenient
access to many surrounding facilities,
some glorious open countryside, and the
renowned, beautifully historic centre of
Churchgate Street, with its fine period
High Street, village store, public house,
sought after Schools! Also, within a few
minutes drive, there is access directly onto
the M11, connecting with London and*

*Cambridge! Internal viewing will reveal,
the well planned, versatile accommodation
which features a reception hall, cloakroom
WC, dual aspect Lounge and Dining area,
fabulous open plan Kitchen Breakfast
area, a Utility room, 4 **DOUBLE
BEDROOMS, 3 ENSUITE SHOWER
ROOMS** and a further family Bathroom!
Outside, opening up from the private drive,
there is an extensive parking area, neatly
set out 'easy to maintain' lawned garden,
together with a spacious flagstone patio
Terrace, encompassing the Property, Ideal
for summer entertainment or just
relaxation! **NO ONWARD CHAIN***

THE ENTRANCE...

Reception Hall:

Big double doors central to the property opening to a sizeable reception area with access off to each bedroom, family bathroom and the main reception room. Door to:

Cloak Room:

A low flush wc, vanity wash hand basin.

THE LIVING ACCOMMODATION

Spacious Open Plan Lounge Dining Areas:

Dual aspect, so lots of natural light flooding in to a wonderful living space for the family.

Kitchen and Breakfast Areas:

Smart contemporary fittings throughout, all centred around an island workstation with integrated hob and extractor unit, pull out drawers and cupboards, adjacent ovens, plenty of work top preparation space, all in a matching modern design. Large double integral cupboard housing all the electronics for the property for easy access. Door to:

Utility Room:

Tidy arrangement of wall and base units in a matching design, incorporating single bowl sink unit and drainer with mixer tap, plumbing/provision for automatic washing machine and dishwasher. Door provides outside access to the rear of the property.

THE BEDROOMS...

Master Bedroom:

A lovely size, with an arrangement of fitted floor to ceiling wardrobes, mirror fronted sliding doors, window to side elevation with aspect of garden. Door to:

En-Suite Shower Room WC:

Double width shower cubicle, chrome fittings, low flush wc, vanity wash hand basin with cupboard beneath

Bedroom 2:

Window to the front elevation, fitted floor to ceiling wardrobes with mirror faced doors either side of an inset dresser. Door to:

En-suite shower room:

Double width shower cubicle, chrome fittings, Low flush wc, vanity wash hand basin.

Family Bathroom:

A nice size - tiled step up to an enclosed bath with chrome fittings and shower attachment, upright chrome ladder style radiator towel rail, vanity wash hand basin, low flush wc. Personal door to Bedroom 3 and separate door to the reception hall.

Bedroom 3:

Window to the rear elevation, floor to ceiling fitted wardrobes with mirror faced doors, hatch to loft space with fold away ladder (The loft is insulated, part boarded and also houses the gas boiler serving the property).

Bedroom 4:

On two levels with window to the front elevation, large walk in linen cupboard, fitted floor to ceiling wardrobes with mirror fronted sliding doors. Door to:

En-suite shower room:

Double width shower cubicle, with chrome fittings, low flush wc, vanity wash hand basin.

THE EXTERIOR:

A concealed private drive entrance, leading to electronically controlled double gates, which open up to the plot itself. There is a vast gravel forecourt drive, allowing for a number of vehicles with good turning space. To one side of the property is a neatly kept lawn with walled and fenced boundaries and encompassing the property is a flagstone pathway opening up to the front patio terrace - ideal for entertaining and summer barbecues!



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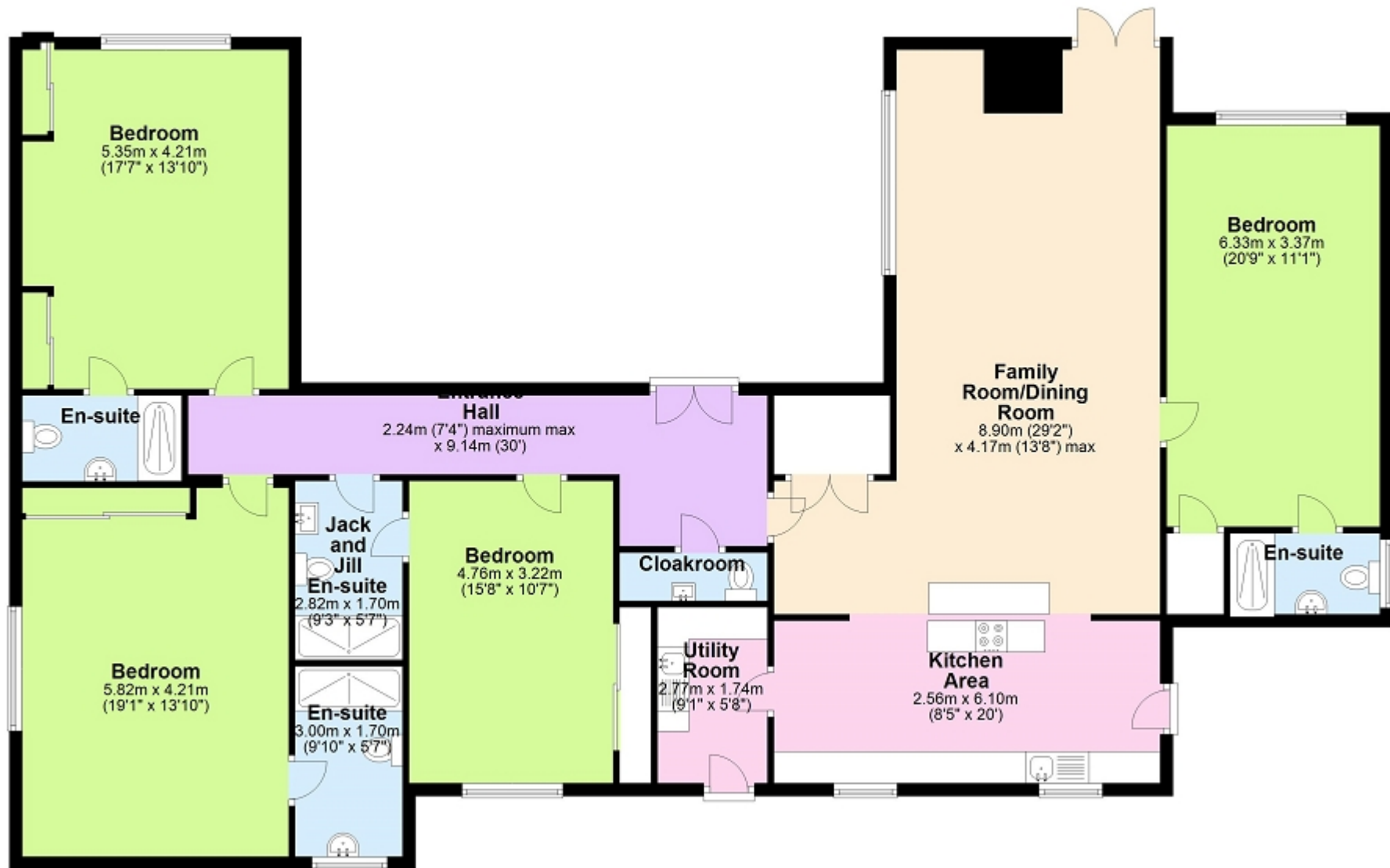




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Ground Floor

Approx. 188.7 sq. metres (2030.8 sq. feet)



Floorplans are for guidance only and are not to scale

McRae's

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