



## Longwood, Harlow, CM18 7JD

### Offers In The Region Of £1,400,000



**\*\* SUBSTANTIAL 6 BEDROOM DETACHED HOUSE WITH INDOOR SWIMMING POOL \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes have the pleasure of presenting to the sales market, this truly exceptional six-bedroom gated property set within a tranquil location in Harlow, Essex. It is a well-presented and spacious family home situated on the edge of Harlow, off Rye Hill Road, backing on to open fields adjacent to Longwood and Parndon Wood nature reserve. The accommodation extends to over 4700 sq ft and enjoys a plot of just under 0.4 of an acre.

There is a Pool House with heated pool and shower room, and ample space to the front for parking multiple cars if required. There is also a lovely south-facing rear garden with patio area by the bi-fold doors and a good-sized lawn housing a fully powered outhouse which is used as a home office and bar, with further space for a vegetable patch to the side. The accommodation is very flexible with three reception rooms, three double bedrooms in the main house, a further fourth bedroom and a separate study room / play room on ground floor, and a fifth and sixth bedroom on the ground and first floors of the annexe to the left of the main house, as well as five bathrooms in total (three en-suite).

The property is located ideally for easy access into London via Harlow Town Rail Station or Epping Tube Station, both of which are between 10 and 15 minutes drive. There are a number of local amenities with supermarkets and shops in easy reach as well as local schools within walking distance and the picturesque Nature Reserve situated next door. The property presents a truly unique opportunity to acquire a gorgeous family home with the potential to use as two separate dwellings if required for an extended family, or the potential to develop the property further and create an even more expansive home by extending out over the flat roof spaces (STPP). To arrange a must-see viewing please call the OC Homes sales team now.

- SUBSTANTIAL DETACHED PROPERTY
- 6 BEDROOMS, 5 BATHROOMS
- INDOOR SWIMMING POOL
- BACKING ONTO FIELDS
- SOUTH FACING GARDEN
- MANY LOCAL AMENITIES
- FULLY POWERED OUTHOUSE / OFFICE
- POTENTIAL FOR FURTHER DEVELOPMENT

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Woodlands House, CM18

GROSS INTERNAL AREA  
437.6 sq m / 4710 sq ft

12.9 sq m / 138 sq ft



GROSS INTERNAL AREA (GIA)  
The total of this property  
437.6 sq m / 4710 sq ft

TOTAL STORAGE SPACE  
300 sq m with 1000 sq m  
11.3 sq m / 121 sq ft

EXTERNAL FEATURES  
Garden, Driveway, Terrace, Vinylclad  
1404 sq m / 15112 sq ft

RESTRICTED HEAD HEIGHT  
Living area with ceiling 2.1m  
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E	65	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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