



Rye Hill Road, CM18 7JE
Harlow





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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SIX BEDROOM, FOUR BATHROOM, DETACHED HOUSE WITH A LARGE GATED DRIVEWAY AND DOUBLE GARAGE FOR SALE IN THE SOUGHT AFTER AREA OF RYE HILL ROAD **

Welcome to this stunning six-bedroom detached house located on Rye Hill Road in the charming town of Harlow. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four luxurious bathrooms equipped with Ted Baker tiles, there will be no more waiting in line during the morning rush. The property benefits from underfloor heating throughout and a self contained annex perfect for guests or a family of multiple generations.

As you approach the property, you'll be greeted by a huge gated driveway leading to a double garage, providing ample parking spaces for you and your visitors. The large rear garden is a true gem, backing onto a nature reserve, offering a peaceful and private outdoor space for you to enjoy. In the garden there is a newly built cabin with power.

This chain-free property is a rare find and offers a fantastic opportunity for those looking for a spacious family home in a desirable location. Don't miss out on the chance to make this house your own and create lasting memories in this beautiful setting. Contact us today on 01279 433 033 to arrange a viewing and experience the charm of this wonderful home on Rye Hill Road.

Offers In The Region Of £1,250,000



- **BEING SOLD VIA AUCTION - IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE**
- **UNDERFLOOR HEATING THROUGHOUT**
- **THREE RECEPTION ROOMS**
- **DOUBLE GARGE**
- **OVER 3,500 SQUARE FEET**

Entrance Hallway

Coved ceiling, underfloor heating, storage cupboard, door leading to hallway, wooden flooring

Hallway

Coved ceiling, underfloor heating, stairs leading to first floor landing, open plan to kitchen, wooden flooring

Kitchen Area 16'11 x 10'9 (5.16m x 3.28m)

Double glazed window to front aspect, range of base and wall units with quartz worktops, sink with drainer unit, range oven with extractor fan, space for fridge/freezer and dishwasher, underfloor heating, power points, wooden flooring

Lounge 18'7 x 17'0 (5.66m x 5.18m)

Double glazed windows and doors to rear aspect, coved ceiling, underfloor heating, remote controlled curtains, doors leading to dining room, TV aerial point, phone point, power points, wooden flooring

Dining Room 19'9 x 14'4 (6.02m x 4.37m)

Double glazed windows and doors to rear aspect, coved ceiling, under floor heating, door leading to annex, power points, wooden flooring

Cloakroom 6'10 x 4'11 (2.08m x 1.50m)

Double glazed opaque window to side aspect, low level W.C. wash basin with mixer tap and vanity under unit, tiled walls, tiled floors, under floor heating, extractor fan

Utility Room 8 x 11 (2.44m x 3.35m)

Door to side aspect, tiled flooring, under floor heating, work surface with sink and drainer unit, plumbing for washing machine and tumble dryer, power points, wooden flooring, door leading to garage

Sitting Room 17 x 14'7 (5.18m x 4.45m)

Double glazed window to side aspect, double glazed French doors to rear aspect, coved ceiling, under floor heating, door leading to ground floor bedroom, power points, wooden flooring

Ground Floor Bedroom 12'3 x 11'5 (3.73m x 3.48m)

Double glazed window to front aspect, coved ceiling, under floor heating, wooden flooring, power points

First Floor Landing

Carpeted, storage cupboards

Bedroom One 20'01 x 16 (6.12m x 4.88m)

Double glazed window to rear aspect, carpeted, under floor heating, door leading to dressing room, coved ceiling, power points

• **SIX BEDROOM DETACHED HOUSE**

• **FOUR BATHROOMS**

• **HUGE GATED DRIVEWAY**

• **1/3 ACRE BACKING ONTO NATURE RESERVE**

• **SOLD VIA "SECURE SALE"**

Dressing Room 17'4 x 8'7 (5.28m x 2.62m)

Double glazed window to rear aspect, walk in wardrobes, carpeted, storage cupboards, door to en-suite shower room

En-Suite 6'2 x 10'4 (1.88m x 3.15m)

Double glazed opaque window to rear aspect, walk in shower, his and hers wash basins with vanity under units, low level W.C. tiled flooring, tiled walls, heated towel rail

Bedroom Two 17'8 x 10'11 (5.38m x 3.33m)

Double glazed window to rear aspect, carpeted, coved ceiling, under floor heating, fitted wardrobes, door leading to en-suite shower room, power points

En-Suite 11'1 x 5'3 (3.38m x 1.60m)

Walk in shower, tiled walls, tiled flooring, wash basin with mixer tap and vanity under unit, low level W.C. heated towel rail

Bedroom Three 11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to rear aspect, coved ceiling, carpeted, under floor heating, fitted wardrobes, power points

Bedroom Four 8'5 x 8'3 (2.57m x 2.51m)

Double glazed window to front aspect, coved ceiling, carpeted, under floor heating, power points

Bedroom Five 11'6 x 11 (3.51m x 3.35m)

Double glazed window to front aspect, coved ceiling, carpeted, under floor heating, power points

Family Bathroom 8'5 x 8'3 (2.57m x 2.51m)

Double glazed opaque window to front aspect, tiled walls, tiled flooring, free standing bath with mixer tap, walk in thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level W.C. heated towel rail

Garage 22'8 x 18'2 (6.91m x 5.54m)

Electric door, electric car charging point, storage cupboards, side access

Rear Garden - approximately one third of an acre, mainly laid to lawn with two tier patio, feature pond and newly built cabin.

Front - Electric gated entrance, block paved driveway for 10 plus vehicles, CCTV.

Council Tax Band - G

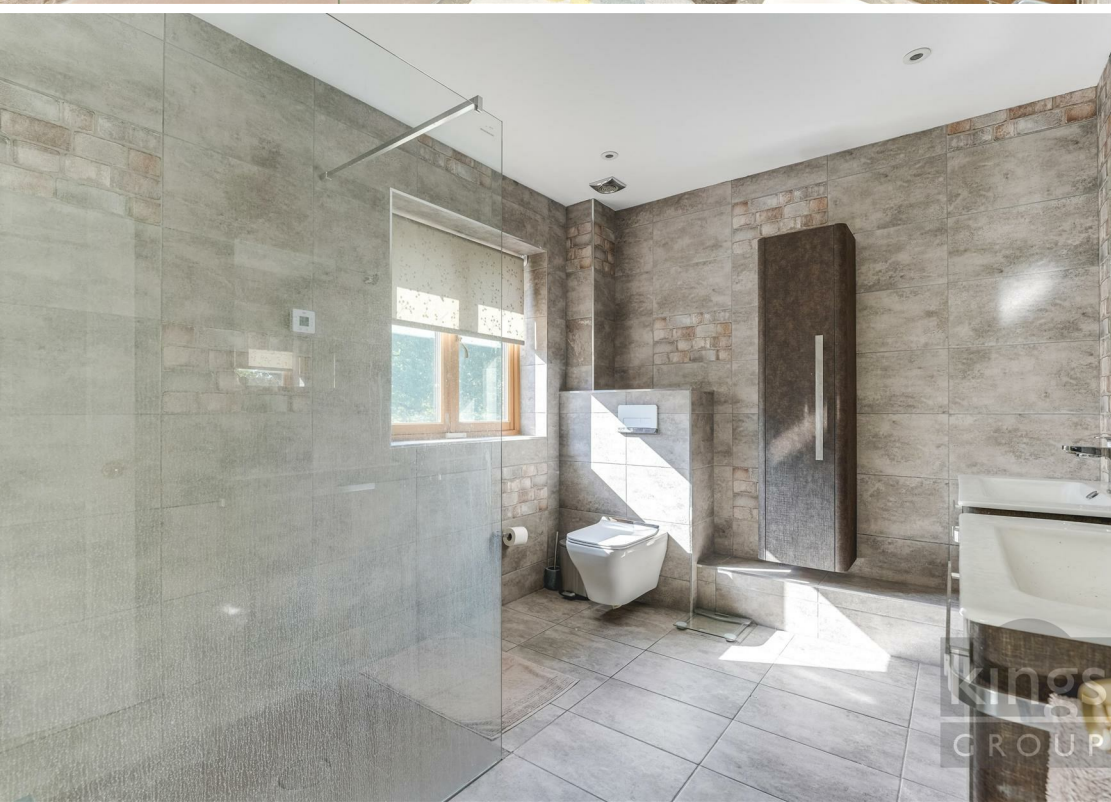
EPC Rating - C



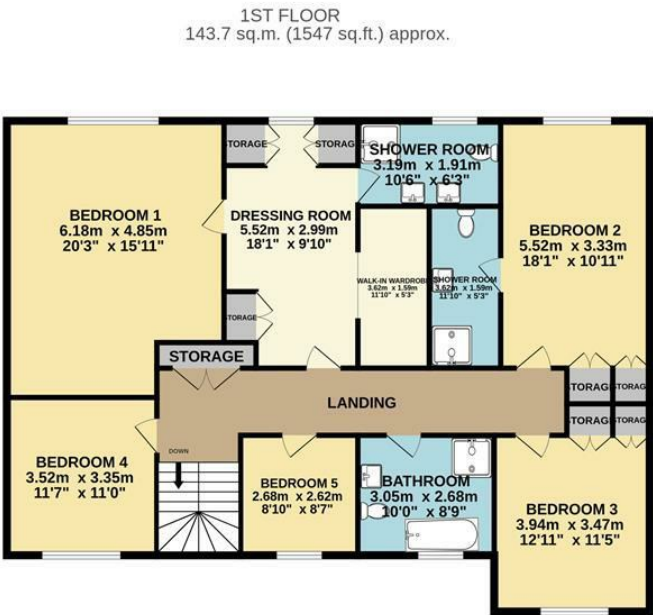




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 330.3 sq.m. (3556 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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