



Karnten Lodge Hamlet Hill, Roydon Harlow CM19 5JU

welcome to

Karnten Lodge Hamlet Hill, Roydon Harlow

WILLIAM H BROWN are pleased to offer for sale this immense and beautifully presented DETACHED FOUR BEDROOM BUNGALOW situated on a plot of approx. a third of an acre, boasting spacious living accommodation, AMPLE OFF STREET PARKING, HEATED SWIMMING POOL and DETACHED DOUBLE GARAGE.



Accommodation Comprises

Main double glazed front door leading to:

Spacious Entrance Hall

Laminate flooring, radiators, storage cupboard, door to:

Lounge

21' 10" max x 19' 8" max (6.65m max x 5.99m max)
Two double glazed windows, power points, radiator, tv point, feature open fireplace, double doors leading to:

Dining Room

16' 10" x 12' 3" (5.13m x 3.73m)
Double glazed window, power points, radiator, laminate flooring. Double doors leading through to:

Kitchen / Breakfast Room

20' 1" x 15' 1" (6.12m x 4.60m)
Double glazed window to side and double glazed doors to rear aspects. A range of modern wall cupboards, ample granite work surfaces, cupboards and drawers below. Integrated dishwasher, full sized fridge, freezer, hob, oven and extractor fan, feature centre island with granite work tops and storage below, tiled floor, radiator, door to:

Utility

16' 2" max x 8' (4.93m max x 2.44m)
Tiled flooring, sink unit, wall cupboards and under work top units.

Bedroom 1

14' 10" x 14' 6" (4.52m x 4.42m)
Two double glazed windows to front aspect, power points, laminate flooring, built in wardrobes. Door to:

En Suite Shower Room

Comprising a fully tiled shower cubicle, sink unit with vanity below, low level flush WC, double glazed window.

Bedroom 2

11' 10" x 11' 9" (3.61m x 3.58m)
Double glazed window to front aspect, power points, radiator, power points.

Bedroom 3

15' 2" max x 15' 3" max narrowing to 10' max (4.62m max x 4.65m max narrowing to 3.05m max)
Double glazed window to rear, power points, laminate flooring. Door to;

En Suite Wet Room

With walk in shower, low level flush WC, sink unit, tiled walls.

Bedroom 4

11' 8" x 8' 2" (3.56m x 2.49m)
Double glazed window to front aspect, power points, radiator.

Bathroom / Shower Room / Sauna

With a panelled bath, sink unit, low level flush WC, fully tiled shower cubicle, walk in sauna, partly tiled walls and floor, double glazed door leading to rear garden.

Exterior

Raised and beautifully maintained rear garden with a paved area, steps leading up to heated swimming pool, lawned areas, flower borders, 2 garden sheds, pool house/changing room.

The front garden boasts an immense driveway with gates, providing off street parking for multiple vehicles.



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Karnten Lodge Hamlet Hill, Roydon Harlow

- Magnificent Four Bedroom Family Residence
- Outdoor Heated Swimming Pool & Pool House
- Substantial Living Accommodation Throughout
- En Suite & Wet Room, Sauna & Luxury Family Bathroom
- Wide Frontage with Gated Entrance
- Spectacular and Unoverlooked Rear Garden
- Village Location

Tenure: Freehold EPC Rating: C

£1,250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD111765 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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