



**Rose Cottage Harlow Road, Roydon, Harlow CM19 5HE**



## Welcome to Rose Cottage Harlow Road. Roydon. Harlow

This delightful three bedroom detached cottage, situated on the sought after Harlow Road, features generous living spaces which include an impressive hallway, a beautifully presented, bright and spacious lounge/diner with feature cast iron log burner, oak flooring and bi fold doors leading out into the spectacular rear garden, allowing an abundance of natural light flooding in, luxury downstairs cloakroom with modern fixtures and fittings plus the added benefit of underfloor heating throughout downstairs. The modern well-appointed kitchen/breakfast room boasts ample storage and work surfaces, with French doors leading out into the rear garden. Upstairs you are welcomed by three comfortable, good-sized bedrooms with its unique character and charm and contemporary style bathroom with ample storage and modern fixtures. The cottage is complemented by a substantial rear garden offering a serene outdoor space for leisure and recreation, parking to side and front of property. Roydon is renowned for its scenic beauty, residents enjoy easy access to local shops, schools and recreational facilities. Excellent transport links, including proximity to major roadways and public transport options. Early viewing is recommended to fully appreciate the quality and appeal of this property.



## Accommodation Comprises

Main front door leading to:

### Entrance Hall

Stairs to first floor, oak flooring, door to:

### Downstairs Cloakroom

Low flush WC, corner sink unit with splash back, tiled floor, window, extractor fan, spotlights, storage cupboard.

### Lounge / Diner ( L Shaped )

21' 8" x 17' 4" narrowing to 11' 2" ( 6.60m x 5.28m narrowing to 3.40m )

Oak flooring, bi folding doors leading to rear garden, feature cast iron log burner, windows to front aspect, understairs storage cupboard, door to utility room and doors to kitchen/breakfast room.

### Utility Room

10' 10" x 7' 7" ( 3.30m x 2.31m )

Plumbing for washing machine, space for tumble dryer, work top, sink unit, wall cupboards and under unit cupboards, space for fridge freezer, window, doors to rear garden, laminate flooring.

### Kitchen / Breakfast Room

20' 9" x 9' 3" ( 6.32m x 2.82m )

A range of wall cupboards, ample work tops with cupboards and drawers below, integrated dishwasher, fitted five ring gas hob, extractor fan, built in double oven, tiled flooring, spot lights, window to front aspect and doors leading to rear garden. Space for American style fridge freezer.

### First Floor Landing

Loft access, radiator, spotlights, door to:

### Master Bedroom

9' 3" x 14' 7" ( 2.82m x 4.45m )

Laminate flooring, window to front aspect, power points, radiator, built in wardrobe. Door to:

### Bedroom 2

11' 1" plus wardrobe x 8' 10" max ( 3.38m plus wardrobe x 2.69m max )

Laminate flooring, window, power points, radiator.

### Bedroom 3

10' 4" plus wardrobes x 9' 5" ( 3.15m plus wardrobes x 2.87m )

Window to rear aspect, laminate flooring, built in wardrobe, radiator, power points.

### En Suite Shower Room

Fully tiled shower cubicle, tiled walls and flooring, low flush WC, sink unit with vanity below, chrome heated towel rail, window to rear aspect.

### Exterior

#### Rear Garden

Beautifully maintained mature rear garden, with paved area, raised with lawned area, flower borders, fish pond and mature trees. Fenced boundaries, outside lighting and water, fully remote awning, garden shed. Off street parking to side and front.

#### Agents Note:

Agents Note: Please be aware that a planning application has been submitted relating to a neighbouring property. For further details please contact the local authority planning office.



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## Welcome to

# Rose Cottage Harlow Road, Roydon Harlow

- Beautifully Presented & Stylish Detached Cottage
- Stunning Modern Kitchen/Breakfast Room & Utility Room
- Impressive Spacious Hallway
- Three Double Bedrooms
- Landscaped & Well Kept South Facing Rear Garden

Tenure: Freehold EPC Rating: C



Total floor area 117.3 m<sup>2</sup> (1,263 sq. ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

## £735,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112127 - 0002

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william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



[williamhbrown.co.uk](http://williamhbrown.co.uk)