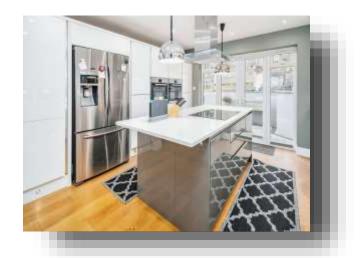


## welcome to

# **Hamlet Hill, Roydon Harlow**

Situated in one of Roydon's most sought after locations is this beautifully presented four bedroom detached family home. With accommodation set over two floors and having been updated to a very high standard throughout early viewing is highly recommended.













#### - Accommodation Overview -

### Lounge/diner/kitchen

33' x 22' 5" ( 10.06m x 6.83m )

L-shaped room with window to front aspect, wooden flooring, radiator and spotlights.

Island with induction hob and cupboard space below. Base and wall units, dual oven, space for fridge/freezer, sink with drainer unit, tiled splashback and patio doors to the rear.

### **Utility Room**

Plumbing for washing machine, space for tumble dryer, sink with drainer unit and wall and base units.

### **Cinema Room**

15' 4" x 13' 10" ( 4.67m x 4.22m )

Bay window to front aspect, carpet, built in projector and radiator.

#### **Bedroom 1**

13' 10" x 12' 9" ( 4.22m x 3.89m )

Window to front aspect, carpet and radiator.

#### **Bedroom 2**

12' 9" x 12' 1" ( 3.89m x 3.68m )

Window to rear aspect, carpet and radiator.

### Bedroom 3

22' 6" x 13' 10" ( 6.86m x 4.22m )

Windows to front, rear and side aspects, built in eve storage, radiator and carpet.

### **En-Suite**

Double shower, vanity hand wash basin unit, wc and heated towel rail.

### **Bedroom 4**

20' 7" x 14' ( 6.27m x 4.27m )

Window to side and rear aspect, built in eve storage with additional storage, carpet and radiator.

### **En-Suite**

Double shower, vanity wash basin unit, wc and velux window.

#### **Bathroom**

Double shower cubicle, bath with mixer taps, wc, wash hand basin, vanity unit and heated towel rail.

#### - Outside -

#### **Front Garden**

Block paved driveway.

#### **Back Garden**

Split level garden with patio and lawn areas, sleeper enclosed planting area and path leading up to double garage at the rear.











### welcome to

# **Hamlet Hill, Roydon Harlow**

- Four bedrooms
- Beautifully presented throughout
- Detached
- Stunning fitted kitchen
- Family bathroom & Two en-suites

Tenure: Freehold EPC Rating: C

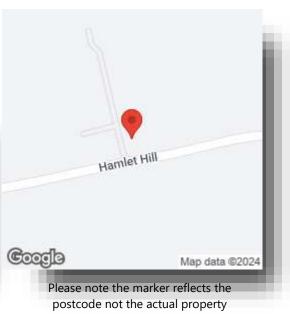
£850,000











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