



Hamlet Hill, Roydon Harlow CM19 5LA

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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 eave 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 eave 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.



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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



The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and positions 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 copy may only be used to view measurements. Powered by www.landagent.com



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Property Ref:
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