



Hawkenbury, CM19 4HY  
Harlow







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GROUP



# Hawkenbury, CM19 4HY

\*\* KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, SIX BEDROOM, TWO BATHROOM DETACHED HOUSE FOR SALE, IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF HAWKENBURY, HARLOW \*\*

GUIDE PRICE £985,000 - £1,000,000

Nestled in the charming area of Hawkenbury, Harlow, this stunning six-bedroom, three-bathroom detached house is a true gem waiting to be discovered. As you step inside, you'll be greeted by bespoke features that add a touch of elegance and luxury to the property. The house is beautifully presented throughout, offering not just a home but a lifestyle. Imagine relaxing in the underfloor heated bathrooms, indulging in a spa-like experience without leaving your home.

But the luxury doesn't stop there. Step outside to find an outbuilding complete with a hot tub and sauna, perfect for unwinding after a long day. The large rear garden provides ample space for outdoor activities and entertaining guests.

Convenience is key with a driveway and a double garage, which includes an electric car charging point, catering to modern needs. This property seamlessly combines comfort, style, and functionality, making it a dream home for those looking for a touch of luxury in a serene location.

The property comprises of a large entrance hallway, ground floor bathroom, one bedroom on the ground floor, study/bedroom, ample storage, spacious open plan, kitchen/lounge/diner with bi-folding doors leading to rear garden, feature fireplace and access into the garage. The first floor comprises of spacious landing, three double bedrooms, further double bedroom/cinema room, family bathroom and a dressing room. Externally the property benefits from a large rear garden with side access and an outbuilding equipped with sauna, hot tub and shower room.

To avoid disappointment please call us now to arrange your viewing on 01279 433 033.

## Guide Price £985,000





- **\*\* GUIDE PRICE £985,000 - £1,000,000 \*\***
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **BESPOKE FEATURES THROUGHOUT**
- **LARGE REAR GARDEN BACKING ONTO FIELDS**
- **LARGE BOCK PAVED DRIVEWAY**

**Entrance Hallway 11'3 x 25'7 (3.43m x 7.80m)**

Solid oak flooring, double radiator, storage cupboard, stairs leading to first floor landing, power points, spotlights

**Study/Bedroom Six 10'4 x 8'1 (3.15m x 2.46m )**

Triple glazed windows to front aspect, solid oak flooring, double radiator, power points

**Ground Floor Bathroom 10'5 x 6'4 (3.18m x 1.93m )**

Triple glazed opaque window to side aspect, tiled flooring, tiled walls, spotlights, heated towel rail, underfloor heating, low level W.C. sink with mixer tap, panel enclosed bath with mixer tap

**Ground Floor Bedroom 14'10 x 16'1 (4.52m x 4.90m)**

Triple glazed windows to rear aspect, wooden flooring, double radiator, TV aerial point, power points, spotlights

**Kitchen/Lounge/Diner 19'5 x 25'7 (5.92m x 7.80m )**

Triple glazed window to front aspect, triple glazed bi-folding doors to rear aspect, solid oak flooring, gas feature fireplace, a range of bespoke kitchen units, solid oak island, integrated appliances, instant boil tap, recently fitted boiler, power points, spotlights, door leading to double garage

**Double Garage 14'8 x 25'7 (4.47m x 7.80m)**

Remote control door, electric car charging point, storage cupboards, door leading to rear garden, power points

**Landing**

Solid oak flooring, seating area, double radiators, power points, spotlights

**Cinema Room/Bedroom 14'8 x 25'2 (4.47m x 7.67m)**

Double glazed velux windows to rear aspect, solid oak flooring, double radiator, TV aerial point, power points, spotlights, projector

- **SIX BEDROOM, TWO BATHROOM DETACHED HOUSE**
- **OVER 3300 SQUARE FEET**
- **OUTBUILDING WITH HOT TUB, SAUNA AND SHOWERS**
- **DOUBLE GARAGE WITH ELECTRIC CAR CHARGING POINT**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**

**Master Bedroom 15'4 x 17'0 (4.67m x 5.18m )**

Triple glazed window to rear aspect, solid oak flooring, power points, TV aerial point, double radiator, spotlights

**Dressing Room**

Solid oak flooring, drawers, spotlights

**Family Bathroom 13'7 x 9'5 (4.14m x 2.87m )**

Triple glazed window to front aspect, tiled walls, tiled flooring, freestanding roll top bath with mixer tap, wash basin with vanity under unit and mixer tap, low level W.C. underfloor heating, heated towel rail, spotlights

**Bedroom Two 20'4 x 10'5 (6.20m x 3.18m )**

Triple glazed window to front aspect, solid oak flooring, double radiator, power points, spotlights

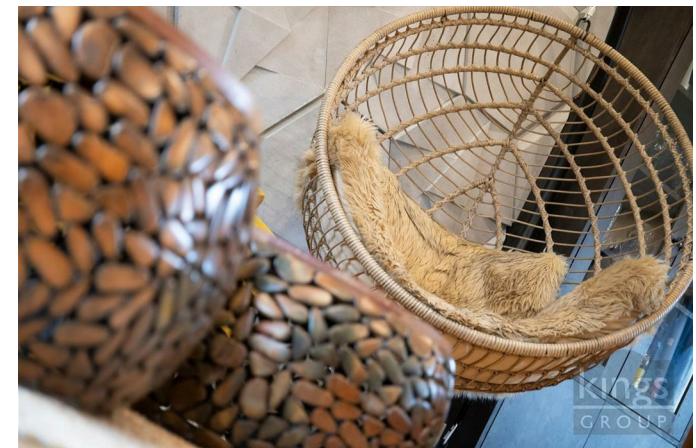
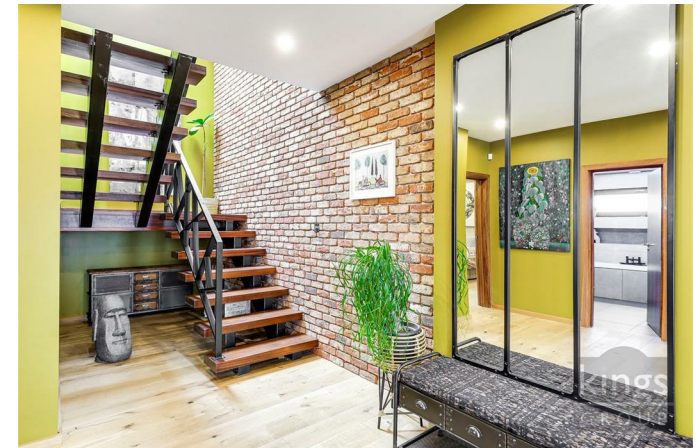
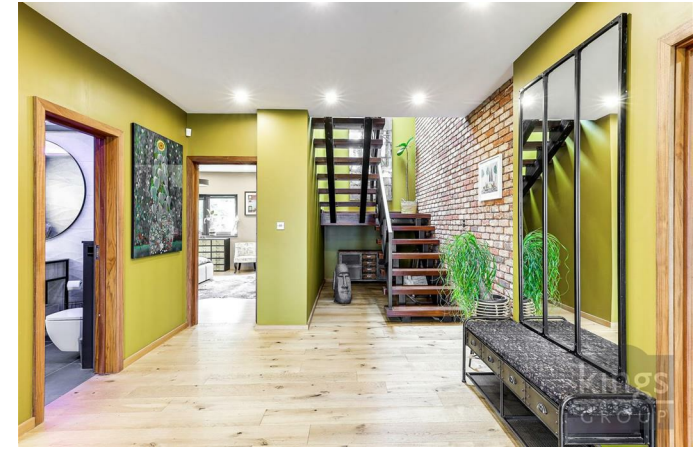
**Bedroom Three 19'11 x 10'5 (6.07m x 3.18m )**

Triple glazed window to rear aspect, solid oak flooring, double radiator, power points, spotlights

**Outbuilding 11'2 x 22'1 (3.40m x 6.73m )**

Bi-folding doors leading to decked outdoor seating area, hot tub, sauna, shower room and W.C. spotlights

Council Tax band - E  
EPC Rating - TBC  
Flood Risk - Very Low



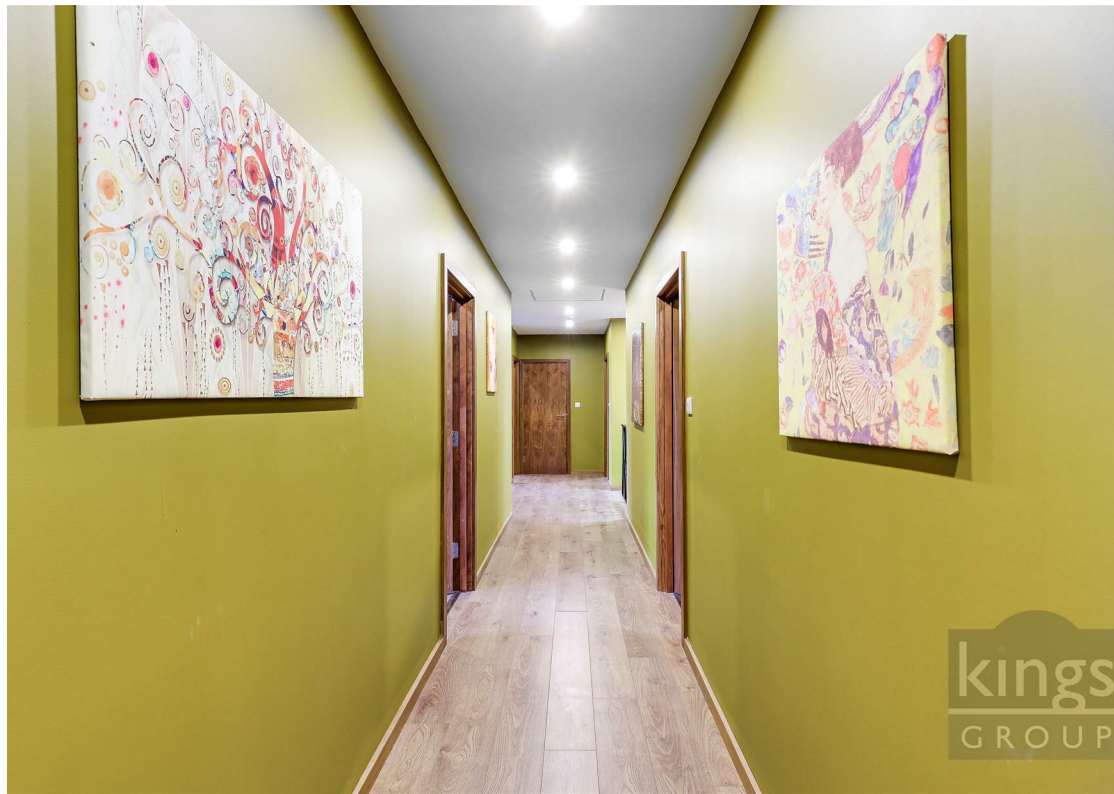










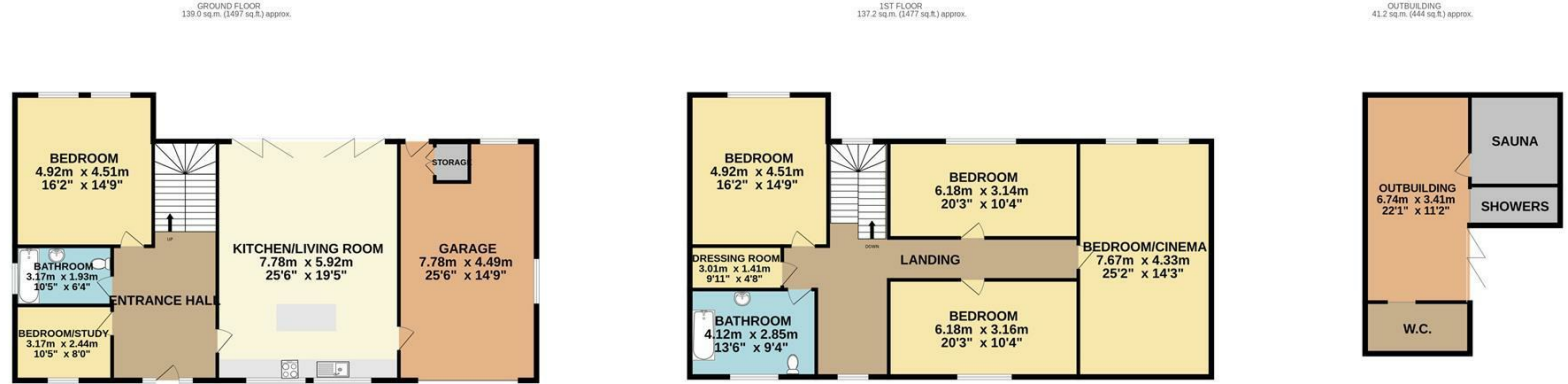




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA : 317.4 sq.m. (3417 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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