



Roden Close, CM17 0LE
Harlow
Offers In Excess Of £725,000





Kings Group are delighted to welcome you to this stunning **THREE BEDROOM DETACHED FAMILY HOME**, ideally positioned on the sought-after Roden Close in Harlow. This beautifully presented, **CHAIN FREE** property has been recently refurbished and maintained to an exceptional standard throughout, offering both comfort and style. Boasting a large private driveway with space for 3–4 vehicles, the home opens into an inviting entrance hall, setting the tone for the spacious and well-designed living areas to follow.

The ground floor features a bright and generous lounge/diner, complete with sliding doors that seamlessly connect the living space to the secluded southeast-facing rear garden—perfect for indoor-outdoor living. A modern fitted kitchen showcases a range of wall and base units, complemented by sleek marble work surfaces and integrated appliances. Additional highlights include a dedicated office room, ideal for remote working, and a convenient downstairs cloakroom.

Upstairs, the master bedroom benefits from its own en-suite and direct access to a balcony overlooking the garden, while the second double bedroom also enjoys balcony access. A third double bedroom and a contemporary family bathroom with a three-piece suite complete the first floor. Natural light floods the home throughout, enhancing its warm and welcoming atmosphere.

The rear garden offers excellent privacy and side access, with potential to extend (STPP) to suit growing family needs.

Ideally located close to local shops, schools, and everyday amenities, this home also provides excellent transport connections, with easy access to the M11/M25 via Junction 7a—linking directly to London, Stansted Airport, and Cambridge. Harlow Town train station & Harlow Mill train station is also within easy reach, making this an ideal choice for commuters and families alike.

Call today to arrange your viewing. This family home is **NOT** to be missed.



- CHAIN FREE
- RECENTLY REFURBISHED & IMMACULATLY PRESENTED THROUGHOUT
- DRIVEWAY FOR 3/4 CARS
- EN-SUITE TO MASTER BEDROOM
- POTENTIAL TO EXTEND SUBJECT TO THE USUAL PLANNING RESTRAINTS

Entrance Hall

Double glazed window to the front and side aspect, radiator, tiled flooring, power points, understairs storage cupboard

Lounge/Diner 25'11x12'25 (7.90mx3.66m)

Double glazed windows to rear and side aspect, spotlights, double radiators and a vertical radiator, tiled flooring, power points, sliding door to garden

Kitchen 10'91x12'16 (3.05mx3.66m)

Double glazed windows to front aspect, a range of base & wall units with flat top worksurfaces, marble effect work surfaces, integrated cooker, electric oven and hob, integrated extractor, plumbing for washing machine, plumbing for dishwasher, spotlights, power points, door to side aspect leading to rear garden.

Office 7'73x8'10 (2.13mx2.69m)

Double glazed window to front aspect, double radiator, tiled flooring, power points, understairs storage cupboard.

Cloakroom 5'42x5'62 (1.52mx1.52m)

Double glazed window to side aspect, tiled splash backs, single radiator, tiled flooring, extractor fan, wash basin with mixer tap and vanity unit underneath, low level W.C, shaver point.

Landing

Double glazed window to the front aspect, carpeted flooring, radiator, power points, loft access.

Bedroom One 13'49x12'44 (3.96mx3.66m)

Double glazed window to rear aspect, double radiator, carpeted flooring, power point, door leading to balcony.

En-suite 5'43x6'11 (1.52mx2.11m)

Double glazed window to side aspect, part tiled walls, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, wash basin with mixer tap with vanity unit underneath, low level flush, shaver point.

- THREE BEDROOM DETACHED FAMILY HOME
- SECLUDED SOUTH EAST FACING REAR GARDEN

- BALONCY ACCESS FROM BEDROOM ONE & BEDROOM TWO
- OFFICE ROOM & DOWNSTAIRS CLOAKROOM
- EASE OF ACCESS TO THE M11/M25 VIA JUNCTION 7A

Bedroom Two 11'66x12'91 (3.35mx3.66m)

Double glazed window to rear aspect, double radiator, carpeted flooring, power points, door leading to the balcony.

Bedroom Three 16'47x10'98 (4.88mx3.05m)

Double glazed window to front aspect, double radiator, carpeted flooring, power points.

Family Bathroom 9'37x6'01 (2.74mx1.85m)

Double glazed windows to front aspect, part tiled walls, single radiator, tiled flooring, extractor fan, panel enclosed bath with mixer tap & shower attachment, wash basin with mixer tap with vanity unit under, low level flush.

Garden

Secluded, South East Facing, decked seating area, lawn, side access.

Schools/Transport links

Primary Schools:

Churchgate Church of England Voluntary Aided Primary School(0.24 miles), Harlowbury Primary School(0.45 miles)

Secondary Schools:

St Nicholas School(0.34 miles), Mark Hall Academy (0.96 miles)

Transport Links:

Harlow Mill Rail Station (0.93 miles), Sawbridgeworth Rail Station (2.1 miles)

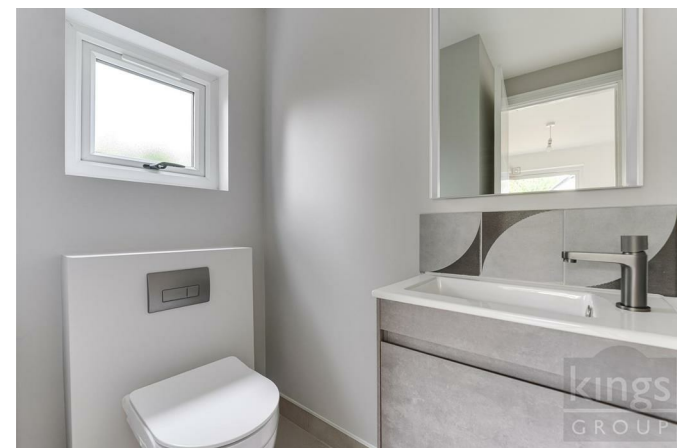
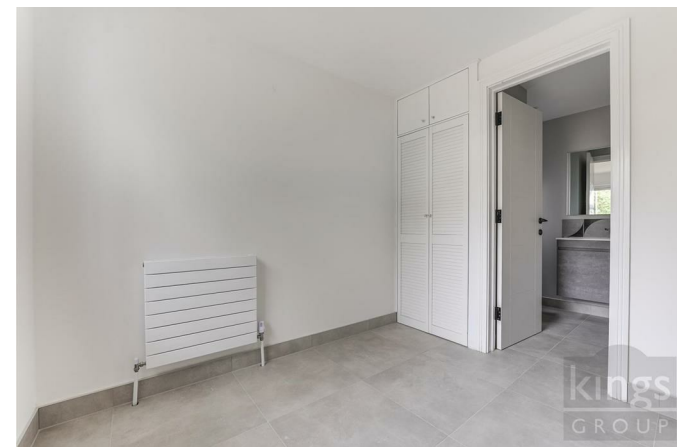
Motorways:

M11 J7A (0.71 miles), M11 J7 (2.96 miles)

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Tenure: Freehold

Parking: Driveway for up to 3/4 cars.





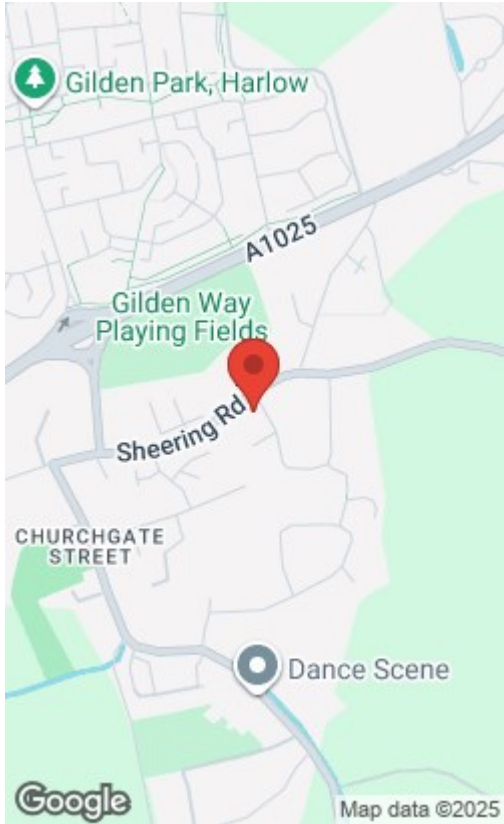
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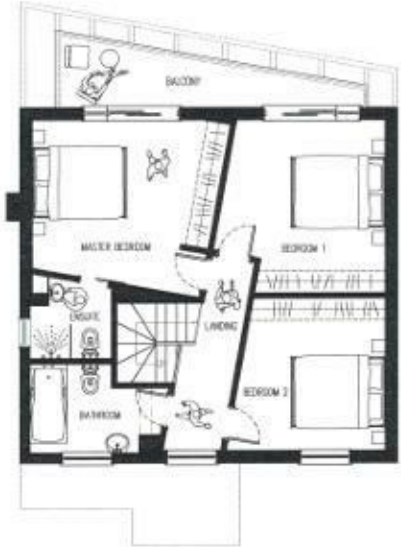
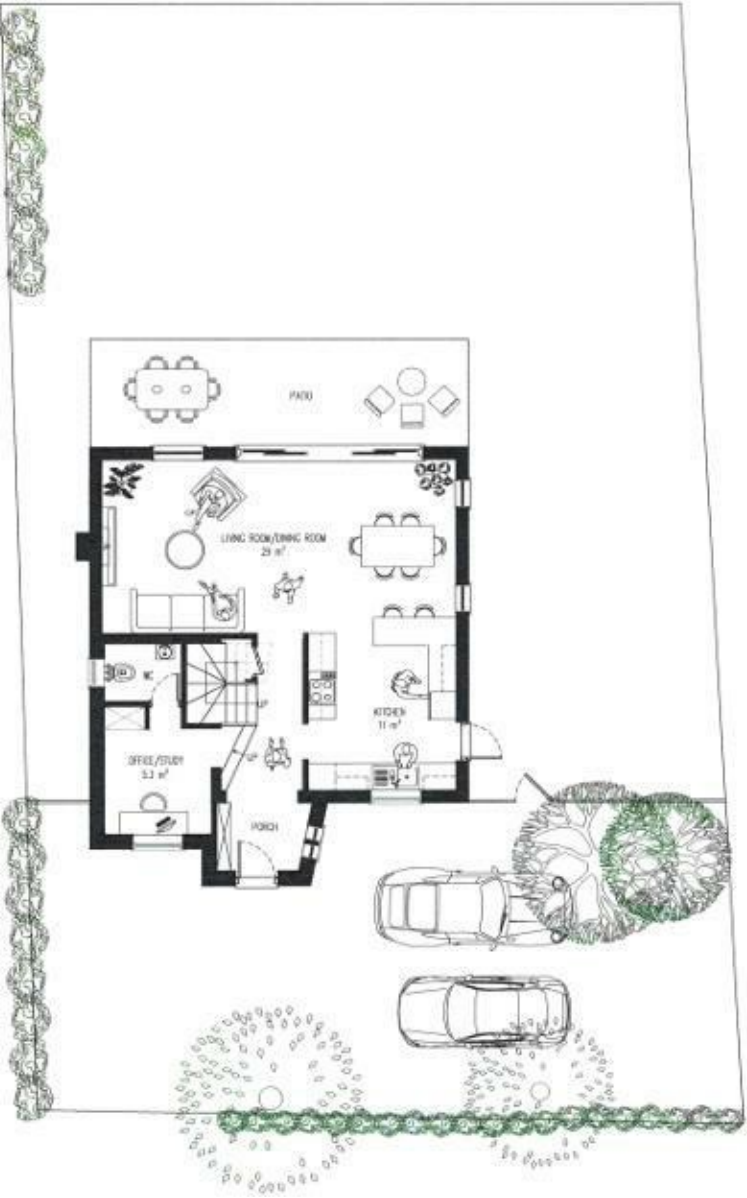
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



PROPOSED FIRST FLOOR PLAN
1:100

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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