



FORTUNE & COATES

The People's Estate Agent

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6 Rye Hill Road, Harlow, CM18 7JE

£1,350,000

Fortune and Coates are delighted to offer for sale this rarely available six bedroom detached family home situated in the highly sought after location of Rye Hill Road, Harlow which is close to all amenities including schools, shops, transport links including Harlow town Train station and the M11 as well as being within easy reach of Epping and the underground central line. The property is accessed via electric gates providing ample parking leading to a double electric garage. Once inside, this spacious home comprises an entrance hallway with storage leading to an inner hallway with cloakroom/W.C, utility room, modern kitchen with range of wall and base units, some integrated appliances and bespoke granite work surfaces. The main living room features a fireplace and french doors that lead to the rear garden and is next to the grand dining room which is ideal for large gatherings, the second living room also benefits french doors and is next door to a bedroom with bathroom. Upstairs oozes space with the large primary bedroom hosting a dressing room, walk in wardrobe and an en-suite bathroom, four further generous bedrooms with another en-suite bathroom and an impressive bathroom with separate walk in shower. Outside, the rear garden is a gardeners paradise with patio area, pond and lawn that reaches approximately 150 feet in length. To the front is block paved with space to house several vehicles and features a double electric garage. Property also comes with Banham alarm and CCTV installed and 6.5m x 3.5m Carsara grande log cabin which was installed in 2023.

Kitchen 16'9" x 10'8" (5.13 x 3.27)

Living Room 16'11" x 18'7" (5.17 x 5.67)

Dining Room 19'9" x 14'4" (6.04 x 4.37)

Lounge 16'9" x 14'6" (5.13 x 4.43)

Utility Room 7'3" x 10'11" (2.21 x 3.35)

Bedroom 12'0" x 12'4" (3.67 x 3.76)

Primary Bedroom 17'8" max x 14'0" (5.41 max x 4.27)

Dressing Room 17'8" max x 10'0" (5.41 max x 3.06)

Walk In Wardrobe 7'9" x 10'8" (2.38 x 3.27)

En-Suite Bathroom

Bedroom 17'8" x 12'4" (5.41 x 3.76)

Bedroom 13'8" x 12'4" (4.18 x 3.76)

Bedroom 12'6" x 10'11" (3.83 x 3.35)

Bedroom 8'11" x 6'4" (2.72 x 1.94)

Please note that these particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate.

Floor Plan

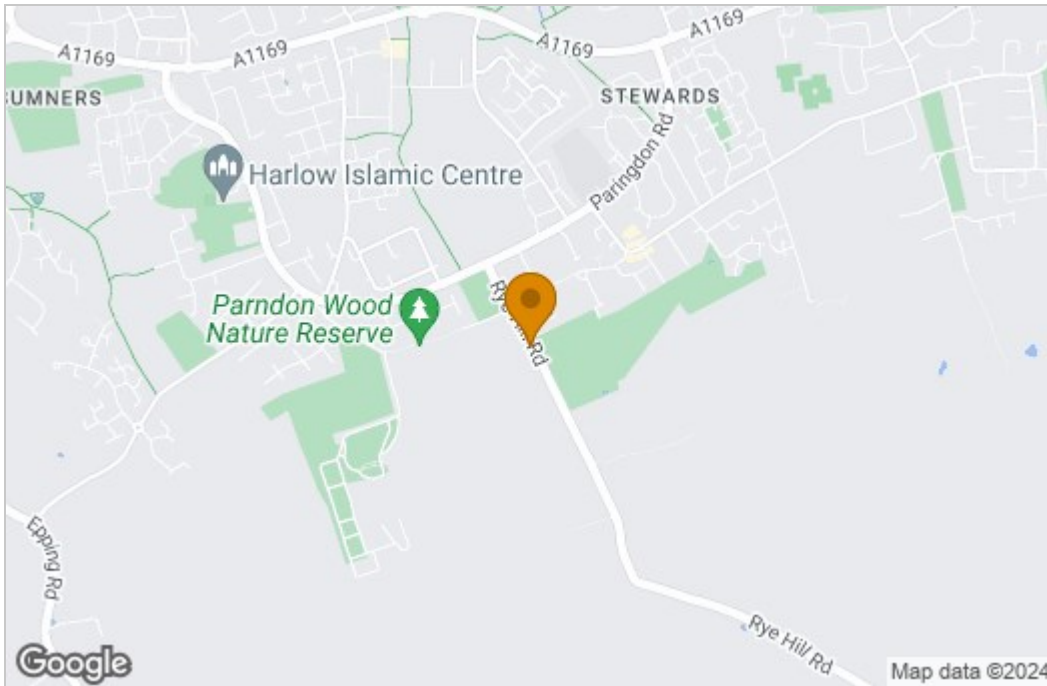


Total area: approx. 326.5 sq. metres (3514.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	84
(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 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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