



Stone Hall Grove, Downhall Road, Matching Gn
Offers Over £760,000

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MILLERS
ESTATE AGENTS

Stonehall Grove is a stunning development of Nine individual family homes, situated on Downhall Road, Matching Green. This charming location offers the peace & tranquillity of the Essex countryside, being opposite arable farmland yet a few miles drive to Sawbridgeworth & Old Harlow

This well-presented detached house forms part of an exclusive gated community. Built in 2017 & finished to a high specification. Designed for the modern family with generous accommodation measuring approx. 1,173 Sq. ft volume.

There is impressive living room with wooden flooring and an attractive wood burner with feature brickwork and doors open to the garden. The fully fitted kitchen breakfast room has integrated "Bosch" appliances and double doors also opening onto the garden. A handy downstairs cloakroom WC and hallway with stairs to the first floor. There are three bedrooms including the master which offers an En-suite shower room & fitted wardrobe. Two further bedrooms & a beautifully finished modern family bathroom complete the first floor.

An electric air source, heat pump, ensure comfort and energy efficiency to the underfloor heating on the ground floor & the radiators to the bedrooms and bathroom. The single garage has electronically operated doors and two allocated parking spaces. Further parking for visitors is situated within the gated community. The attractive rear garden is laid to lawn, features a stylish patio, garden path to a gate and the garage. There is ample space for outdoor activities and the potential for future extensions (subject to planning permission).

The village is located approximately (3.0) miles east of Old Harlow which offers a mainline railway serving London & Cambridge; multiple shopping centres, recreational facilities as well as junction 7 of the M11 leading to the M25. (4.5) miles, northwest of Chipping Ongar and (3.9) miles southeast of Sawbridgeworth. Also two miles from Hatfield Heath with its local shops and businesses.





GROUND FLOOR

Entrance Hall

Living Room

16'0" x 10'8" (4.87m x 3.25m)

Kitchen Breakfast Room

16'6" x 10'5" (5.03m x 3.18m)

Cloakroom WC

5'9" x 3' (1.75m x 0.91m)

FIRST FLOOR

Bedroom One

9'11" x 10'10" (3.03m x 3.30m)

En-suite Shower Room

4'5" x 8'4" (1.35m x 2.54m)

Bedroom Two

11'4" x 9'4" (3.45m x 2.84m)



Bedroom Three

6'10" x 10'5" (2.08m x 3.18m)

Bathroom

7'9" x 6'3" (2.36m x 1.91m)

EXTERNAL AREA

Garage

23'2" x 10'2" (7.06m x 3.10m)

Rear Garden

68' x 36'8" (20.73m x 11.18m)





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

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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