



**Hilly Field, Harlow**  
**Asking Price £735,000**



**MILLERS**  
ESTATE AGENTS

**\*\* DETACHED FOUR BEDROOM HOME \*\* DOUBLE GARAGE \*\* DRIVEWAY FOR AMPLE OFF STREET PARKING \*\* TWO RECEPTION ROOMS \*\* CHAIN FREE \*\* MASTER BEDROOM WITH ENSUITE \*\***

Nestled in the tranquil cul de sac of Hilly Field, Harlow, this fabulous detached family home offers a perfect blend of comfort and space. Spanning an impressive 1,872 square feet, the property boasts two well-appointed reception rooms, along with a spacious kitchen/diner ideal for both entertaining guests and enjoying family time.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom. The spacious kitchen/diner is a highlight of the home, providing an excellent space for family meals and gatherings. The dining room seamlessly opens into the lounge, creating a harmonious flow throughout the living areas.

The first floor features a generous master bedroom complete with an en-suite shower room, ensuring privacy and convenience. Additionally, there are three further bedrooms, perfect for children, guests, or even a home office, along with a good-sized family bathroom to accommodate the needs of a busy household.

The exterior of the property is equally impressive, with a front garden adorned with a lush lawn, trees, and shrubs, enhancing the home's curb appeal. A large driveway offers ample off-street parking and leads to a double garage, providing both convenience and security. The rear garden, measuring approximately 90 feet, is a delightful outdoor space featuring a patio area and extensive lawn, bordered by hedges, trees, and shrubs, making it an ideal setting for summer barbecues or simply enjoying the outdoors.

This charming family home in Harlow is not to be missed, offering a wonderful opportunity for those seeking a peaceful yet spacious living environment. The property is situated on the outskirts of Harlow not far from the M11 roundabout and commutable to Epping tube and also London M11.





## GROUND FLOOR

### Cloakroom WC

6'8" x 3'10" (2.03m x 1.17m)

### Family Room

19'7" x 11'10" (5.96m x 3.61m)

### Living Room

12'6" x 19'7" (3.81m x 5.96m)

### Kitchen Dining Room

22,8" x 12' (6.71m,2.44m x 3.66m)

## FIRST FLOOR

### Bedroom One

10'1" x 11'1" (3.07m x 3.39m)

### En-suite Shower Room

9'4" x 2'8" (2.84m x 0.81m)

### Bedroom Two

10'0" x 8'11" (3.05m x 2.73m)

### Bedroom Three

12'2" x 7'11" (3.71m x 2.41m)

### Bedroom Four

6'5" x 8'4" (1.95m x 2.53m)

### Bathroom

8'9" x 6'5" (2.67m x 1.96m)

## EXTERIOR

### Driveway Parking

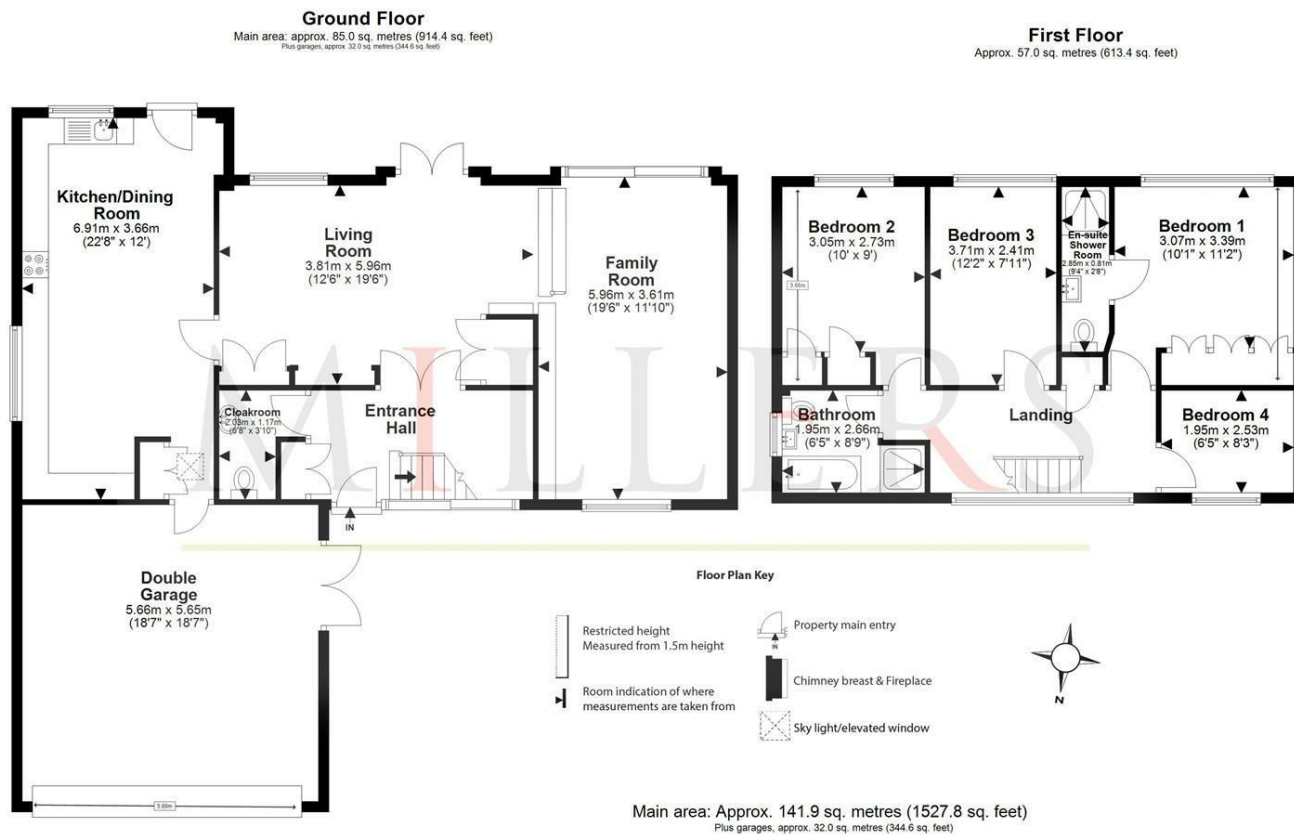
### Double Garage

18'7" x 18'7" (5.66m x 5.66m)

### Rear Garden

88' x 51' (26.82m x 15.54m)





Total area including garage : approx. 173.9 sq metres (1872.4 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.