



Harlow Common, CM17 9JD
Harlow





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Kings Group are delighted to present this astonishing six-bedroom detached family home, set within approximately two acres of land on the highly regarded Harlow Common, Harlow. Accessed via a gated driveway with ample parking for multiple vehicles, the property enjoys a wonderful sense of privacy and grandeur, further enhanced by a private tennis court and beautifully landscaped grounds.

The welcoming entrance hall sets the tone for the accommodation and leads through to a spacious family lounge with doors opening onto the rear garden. Additional living space includes a second reception room and a bright conservatory, currently used as a dining room, also benefitting from garden access. The modern fitted kitchen/diner offers a range of wall and base units with integrated appliances and a door leading to a substantial storage area. Completing the ground floor is a utility room with fitted units and plumbing for a washing machine, along with a convenient downstairs cloakroom.

The master bedroom enjoys views over the garden and features built-in wardrobes and a luxurious en-suite bathroom with a four-piece suite, including a jet bathtub. The first floor offers a further four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a stylish family bathroom. On the second floor, there is an impressive additional storage space, providing excellent versatility.

Externally, the rear garden is mainly laid to lawn with a patio area ideal for entertaining, a swimming pool, and an outbuilding complete with a kitchenette. To the front of the property, a further outbuilding houses a gym and an additional room that could serve as a potential bedroom or games room. This exceptional home offers generous living space, outstanding outdoor facilities, and a truly enviable setting, making it ideal for modern family living.

Offers In Excess Of
£1,400,000



- CHAIN FREE
- SITUATED ON APPROXIMATELY 2.2 ACRES OF LAND
- THREE SPACIOUS RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- IDEALLY LOCATED WITHIN CLOSE PROXIMITY TO THE M11/M25

Property Information

Tenure: Freehold
 Build: Standard Construction
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
 Parking: Gated entrance to a driveway accommodating several vehicles

Entrance Hall

Reception Hall 15'9 x 13'1 (4.80m x 3.99m)

Office 15'9 x 8'8 (4.80m x 2.64m)

Lounge 23'4 x 17'9 (7.11m x 5.41m)

Reception Room One 15'9 x 17'9 (4.80m x 5.41m)

Conservatory 15'9 x 22 (4.80m x 6.71m)

Kitchen/Diner 27'3 x 12'2 (8.31m x 3.71m)

Utility Room 11'3 x 8'4 (3.43m x 2.54m)

Downstairs Cloakroom 5'23 x 8'61 (1.52m x 2.44m)

Storage cupboard

Bedroom One 15'9 x 14'9 (4.80m x 4.50m)

Dressing Room 8'6 x 7'7 (2.59m x 2.31m)

En-suite 8'6 x 10'6 (2.59m x 3.20m)

Landing

Bedroom Two 15'9 x 17'9 (4.80m x 5.41m)

En-suite 8'6 x 10'2 (2.59m x 3.10m)

- IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME
- EXCELLENT POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- GATED SETTING WITH OUTSTANDING LEISURE FEATURES
- SET WITHIN A TRANQUIL & IDYLIC PLOT
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Bedroom Three 14'9 x 23'11 (4.50m x 7.29m)

Bedroom Four 9'6 x 17'3 (2.90m x 5.26m)

Bedroom Five 22'4 x 9'6 (6.81m x 2.90m)

Bedroom Six 9'10 x 9'05 (3.00m x 2.87m)

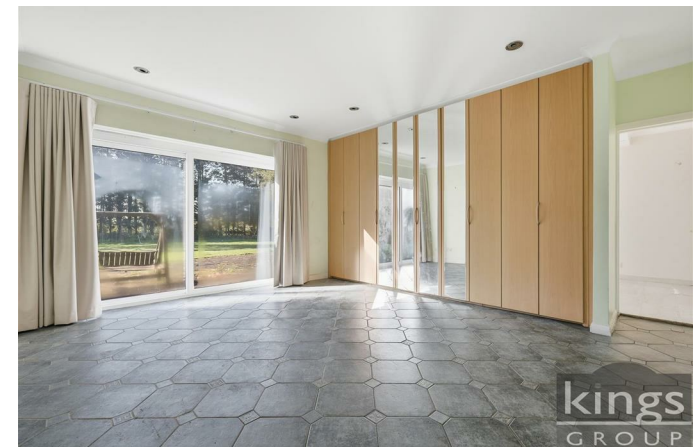
Family Bathroom 8'7 x 12'10 (2.62m x 3.91m)

Loft Storage Room 10'6 x 32'10 (3.20m x 10.01m)

Gym 21'4 x 21'4 (6.50m x 6.50m)

Games Room (Bedroom) 21'4 13'9 (6.50m 4.19m)

Garden



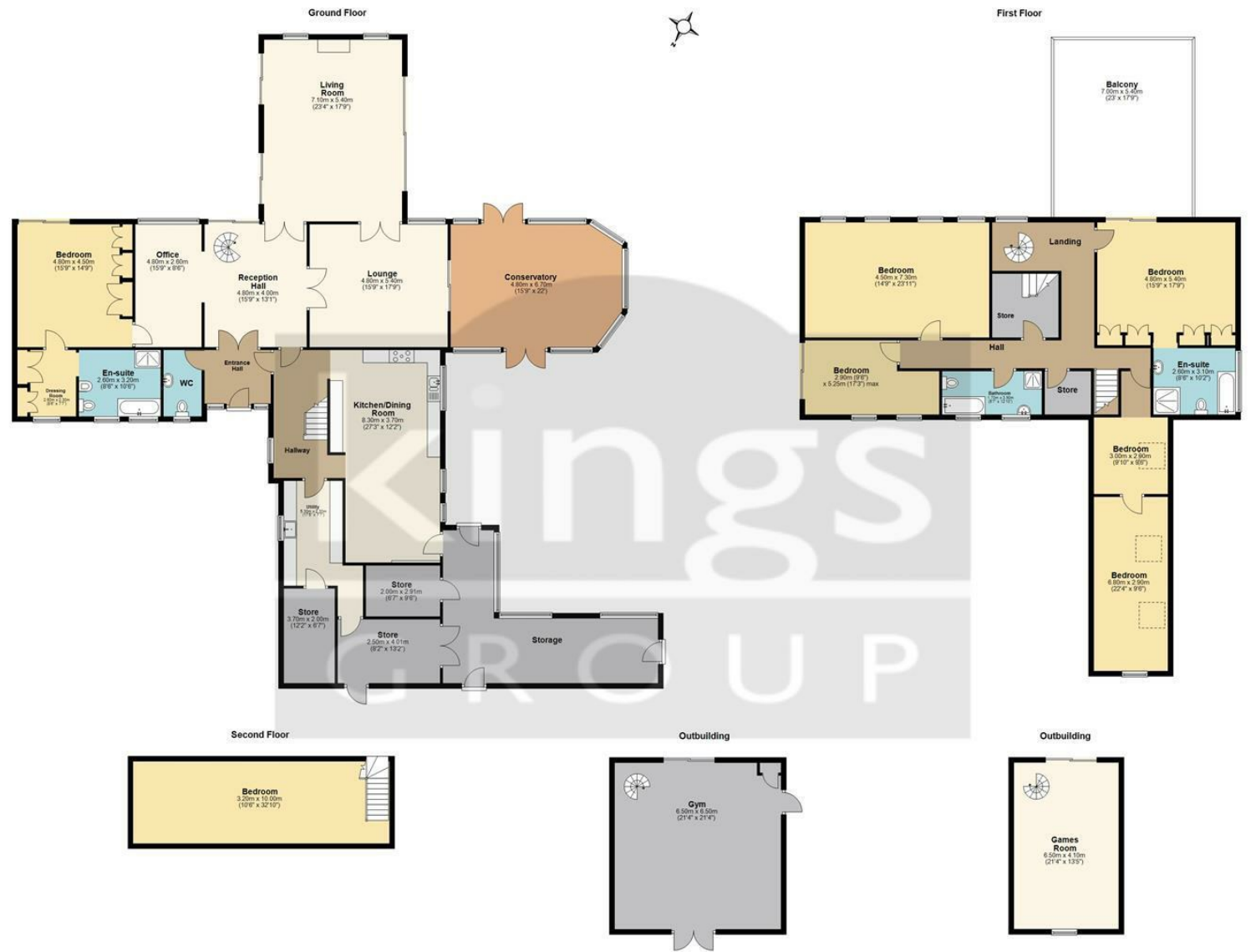
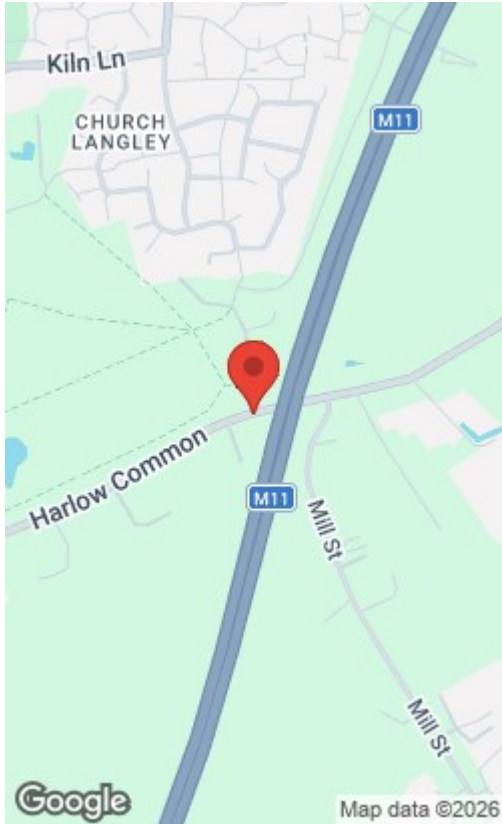




kings
GROUP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	



Total area: approx. 542.7 sq. metres (5841.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Waterlees

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