



Hawkenbury, CM19 4HY
Harlow

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** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS SPACIOUS, WELL PRESENTED, FOUR BEDROOM SEMI-DETACHED HOUSE FOR SALE WITH SPLIT LEVEL SELF CONTAINED ONE BEDROOM ANNEXE, IN THE HIGHLY SOUGHT AFTER AREA OF HAWKENBURY, HARLOW **

Nestled in the desirable area of Hawkenbury, Harlow, this impressive semi-detached house offers a perfect blend of modern living and spacious comfort. With five well-proportioned bedrooms, including a self-contained annexe, this property is ideal for families or those seeking additional living space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which boasts integrated appliances, stylish LED undercounter lighting, and elegant granite worktops, making it a delightful space for culinary enthusiasts.

The family bathroom features a luxurious four-piece suite, ensuring convenience and comfort for all residents. The property also benefits from a large driveway, providing off-street parking for multiple vehicles, a valuable asset in this sought-after cul-de-sac location.

Step outside to discover a generous rear garden, perfect for outdoor activities and gatherings. A unique feature of this property is the full-sized snooker room, offering a fantastic space for leisure and entertainment.

This spacious home combines practicality with modern aesthetics, making it a wonderful opportunity for those looking to settle in a friendly community. With its excellent amenities and transport links nearby, this property is not to be missed.

To avoid disappointment please call us today on 01279433033 to arrange your viewing.

Offers In Excess Of £650,000



- **FOUR BEDROOM SEMI-DETACHED HOUSE**

- **LARGE DRIVEWAY**

- **TWO RECEPTION ROOMS**

- **MODERN KITCHEN**

- **LARGE REAR GARDEN WITH OUTBUILDING AND SIDE ACCESS**

- **ONE BEDROOM SPLIT LEVEL ANNEXE ON THE SIDE**

- **DOWNSTAIRS CLOAKROOM**

- **UTILITY ROOM**

- **FAMILY BATHROOM WITH FOUR PIECE SUITE**

- **COUNCIL TAX BAND - D**

Hallway 15'07 x 8'85 (4.75m x 2.44m)

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

Downstairs W.C. 5'34 x 3'39 (1.52m x 0.91m)

Double glazed opaque window to front aspect, tiled flooring, part tiled walls, coved ceiling, double radiator, low level flush W.C. wash basin with mixer tap and vanity under unit

Lounge 19'42 x 17'94 (5.79m x 5.18m)

Double glazed window to rear aspect, fireplace with wrought iron surround, carpeted, coved ceiling, double radiator, TV aerial point, phone point, power points, doors leading to dining room

Kitchen 15'17 x 16'94 (4.57m x 4.88m)

Double glazed window to front aspect, tiled flooring, tiled splash backs, a range of base and wall units with granite work tops, under counter LED lights, spotlights, power points, 2x integrated electric oven, integrated gas hob, space for fridge/freezer, space for dishwasher, door leading to utility room, double radiator, sink with mixer tap and double drainer unit, power points

Utility Room 11'43 x 5'71 (3.35m x 1.52m)

Double glazed window and door to front aspect, a range of base units with roll top granite effect work surfaces, tiled flooring, double radiator, plumbing for washing machine, space for tumble dryer, power points, double radiator

Dining Room 17'71 x 8'74 (5.18m x 2.44m)

Double glazed French doors to rear aspect, tiled flooring, power points, double radiator

First Floor Landing

Carpeted, loft access, power points

Master Bedroom 12'28 x 10'97 (3.66m x 3.05m)

Double glazed window to rear aspect, carpeted, double radiator, coved ceiling, power points

Bedroom Two 12'28 x 9'40 (3.66m x 2.74m)

Double glazed window to front aspect, double radiator, coved ceiling, power points

Bedroom Three 11'32 x 6'95 (3.35m x 1.83m)

Double glazed window to rear aspect, carpeted, double radiator, coved ceiling, power points

Bedroom Four 11'35 x 6'71 (3.35m x 1.83m)

Double glazed window to rear aspect, carpeted, double radiator, coved ceiling, power points

Family Bathroom 9'27 x 5'36 (2.74m x 1.52m)

Double glazed opaque window to front aspect, tiled walls, tiled flooring, panel enclosed bath with mixer tap and shower attachment over bath, walk in shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level flush W.C. spotlights, heated towel rail

Annexe Living/Kitchen 18'85 x 11'56 (5.49m x 3.35m)

Double glazed windows to rear and side aspect, double glazed door to rear aspect, carpeted living area, TV aerial point, laminate flooring in kitchen area, double radiator, power points, a range of base and wall units with roll top work surfaces, integrated cooker, space for fridge/freezer, plumbing for washing machine

Annexe Bedroom 11'61 x 11'21 (3.35m x 3.35m)

Double glazed window to rear aspect, carpeted, double radiator, coved ceiling, power points

Annexe Shower Room 10'93 x 4'60 (3.05m x 1.22m)

Double glazed opaque window to front aspect, tiled flooring, tiled walls, wash basin with mixer tap and vanity under unit, low level flush W.C. walk in shower cubicle with thermostatically controlled shower, heated towel rail, spotlights

Snooker Room 23'37 x 15'38 (7.01m x 4.57m)

Double glazed windows to front aspect, double glazed French doors to front aspect, carpeted, lighting, power points

Tenure - Freehold

Construction Type - Brick Built

Council Tax Band - D

EPC Rating - TBC





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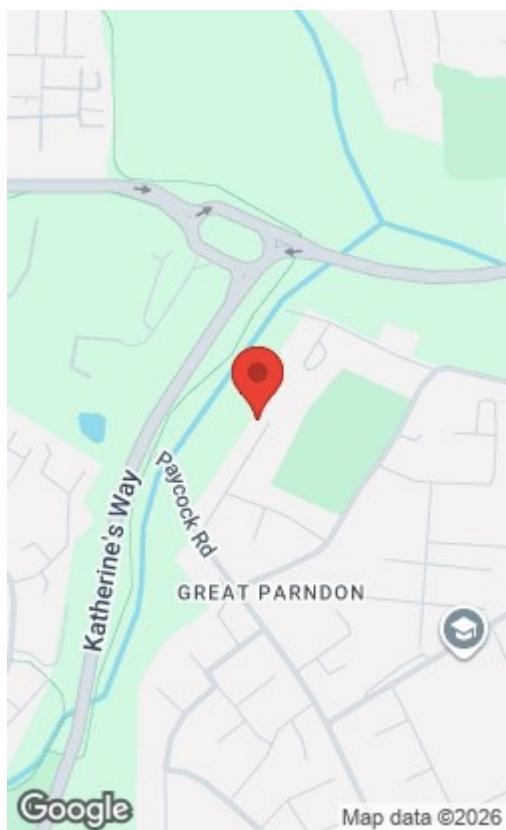


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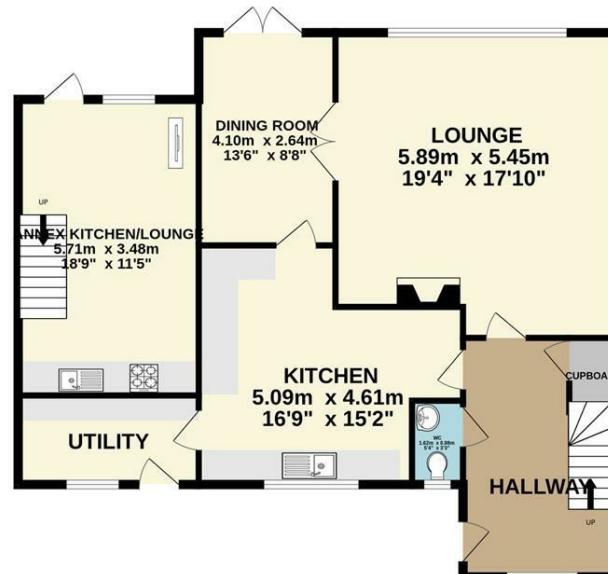


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR
101.0 sq.m. (1088 sq.ft.) approx.



1ST FLOOR
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA: 179.2 sq.m. (1929 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items shown are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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