



Hamlet Hill, Roydon Harlow CM19 5LA

welcome to

Hamlet Hill, Roydon Harlow

WILLIAM H BROWN are delighted to offer for sale this stunning FOUR BEDROOM DETACHED family home with a SELF CONTAINED ANNEXE located within this semi-rural residential area on the edge of Roydon Village. This outstanding property boasts an arrange of great features and viewing is recommended.



Accommodation Comprises

Main front door leading to:

Impressive Entrance Hall

Tiled flooring, stairs to first floor, radiator, window to side aspect. Doors to bedrooms, bathroom, kitchen/breakfast/diner.

Bedroom 1

Window to front aspect, power points, radiator, built in wardrobes.

Bedroom 2

Doors leading to the garden, built in wardrobes, power points, coving to ceiling, radiator.

Luxury Bath / Shower Room

Feature freestanding bath with shower attachment, vanity sink unit, low flush wc, walk in fully tiled shower cubicle, fully tiled walls and flooring, window to side aspect.

Kitchen / Breakfast / Diner

KITCHEN with a range of modern gloss wall cupboards, ample marble work surfaces with cupboards and drawers under. Fitted five ring Bosch hob, built in double oven, extractor fan, built in fridge and freezer, dishwasher, tumble dryer and washing machine. Sink unit, windows and doors to rear aspect leading to the rear garden. DINING AREA feature tiled flooring throughout, radiator, double doors leading to outside space. Doors leading to:

Family Lounge

Tiled flooring, windows to front aspect and doors to rear aspects, coving to ceiling, spot lights, feature fireplace, power points and radiator.

First Floor Landing

Vaulted ceiling with skylight, seating area, two storage cupboards, doors to two bedrooms and bathroom.

Bedroom 3

Vaulted ceiling, window to rear aspect, power points, built in wardrobe, radiator, further storage cupboard.

Bedroom 4

Windows to front aspect, power points, vaulted ceiling, storage cupboard, built in cupboards.

Bathroom

Comprising of a shower bath, vanity sink unit, low flush wc, tiled walls and flooring, heated towel rail. Window to side aspect.

Rear Garden

An attractively laid patio area, lawned area with flower borders, fenced boundaries, side access to:

Front Garden

Providing ample off street parking with access to :

Self Contained Annexe

Door to:

Open Plan Lounge / Kitchen

With a range of modern wall cupboards, work tops with cupboards and drawers under, fitted gas hob with extractor fan, plumbing for washing machine and tumble dryer, space for fridge freezer, panel heater, spot lights to ceiling, power points, window to side aspect, laminate flooring. Door to bedroom and door to shower room.

Bedroom

Window to side aspects, power points.

Shower Room

Shower cubicle, low flush wc, sink unit.



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welcome to

Hamlet Hill, Roydon Harlow

- Spacious Family Home
- Four Well Proportioned Bedrooms
- Luxury Bathroom & Shower Room
- Modern Kitchen/Breakfast/Diner
- Private Rear Garden
- Off Street Parking
- Self Contained Annexe
- Semi Rural Location

Tenure: Freehold EPC Rating: C
Council Tax Band: G

guide price

£835,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112886 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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