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Hamlet Hill I Roydon I CM19 5LA I Offers Over £815,000

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Nestled in the charming Hamlet Hill area of Roydon, Harlow, this exquisite four-bedroom detached family home is a true gem. With its SELF-CONTAINED ANNEXE, this property offers a unique blend of spacious living and versatility, making it perfect for families or those seeking additional accommodation for guests or home working.

As you step inside, you are greeted by a beautifully presented interior that radiates warmth and comfort. The generous living/ dining room is bathed in natural light, thanks to its dual aspect windows and doors that seamlessly connect to the outdoor space, creating an inviting atmosphere for relaxation and entertaining. The well-appointed modern kitchen , complete with a breakfast/diner area, serves as the heart of the home, ideal for family gatherings and culinary delights.

The property boasts four well-proportioned bedrooms each with fitted wardrobes, providing ample space for a growing family or visitors. The family bath/shower room and an additional luxury bathroom ensure convenience and comfort for all. The self-contained annexe, featuring its own living room with kitchenette, bedroom, and shower room, adds an extra layer of flexibility, perfect for extended family or as a private workspace.

Externally, the home is complemented by a private rear garden, offering a tranquil retreat for outdoor enjoyment. Off-street parking further enhances the convenience of this delightful property. Located in a peaceful residential hamlet, you will find local shops, schools, and green spaces within easy reach, along with Roydon Station, which provides direct connections to London Liverpool Street.

This stunning family home is a rare find in a sought-after semi-rural location, and we highly recommend viewing to fully appreciate all it has to offer.

The property benefits from UPVC double glazing, gas central heating to the main house , electric to the Annex. The property benefits from mains drainage, water and electricity.

- Detached House & Annexe
- Large Living /Dining Room
- Annexe with Bedroom & Bathroom
- Parking for 8 Cars
- 2 Bathrooms + Annex Shower
- 4 Double Bedrooms with Wardrobes
- Large Kitchen/Breakfast Family Room
- Gas Central Heating
- Private Garden
- Total Approx Sq Ft 2200

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :	**Freehold**
Council:	**Epping Forest**
Tax Band:	**G**

Veranda/Porch15' x 4'1

Entrance Door

Reception Hall
22'5 x 3'11 ext 14'9

Living / Dining Room
24'10 x 15'9

Kitchen/ Breakfast/FamilyRoom
32'2 x 10'10 max

Bedroom Twp
13'9 x 8'11 inc wds

Family Bath/ Shower Room
10'2 x 7'10

Bedroom Three
11'9 x 10'5 inc wds

First Floor

Bedroom One
19'8 x 14'2 max

Bathroom
9' x 5'

Bedroom Four
13'11 x 9'11

Exterior

Front Driveway

Annex

Entrance Door

Living Room with Kitchenette
16'3 x 15'1

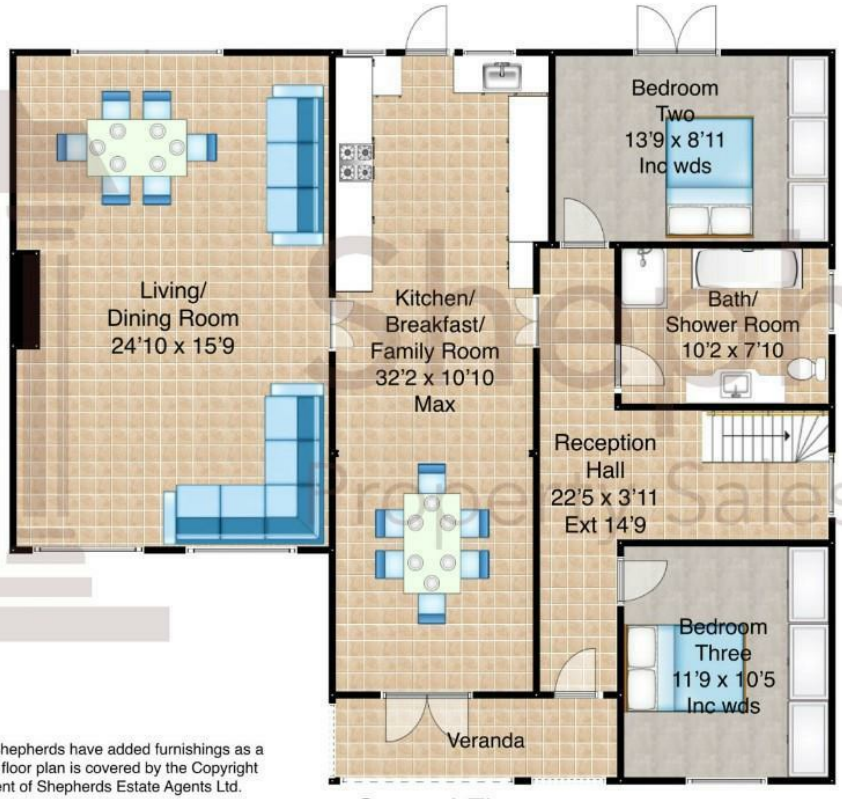
Annex Bedroom
11'6 x 8'

Annex Shower Room
6'9 x 6'3

Rear Garden

Hamlet Hill Roydon Hamlet

Lower Ground Floor
Annex/ Home Office



Ground Floor

Denotes sklight window

Second Floor

This floor plan is for guidance only and may not be accurate, Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

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