



Rye Hill, Harlow, CM18

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A characteristic five bedroom detached family home, situated in a picturesque rural setting of Epping.



Freehold

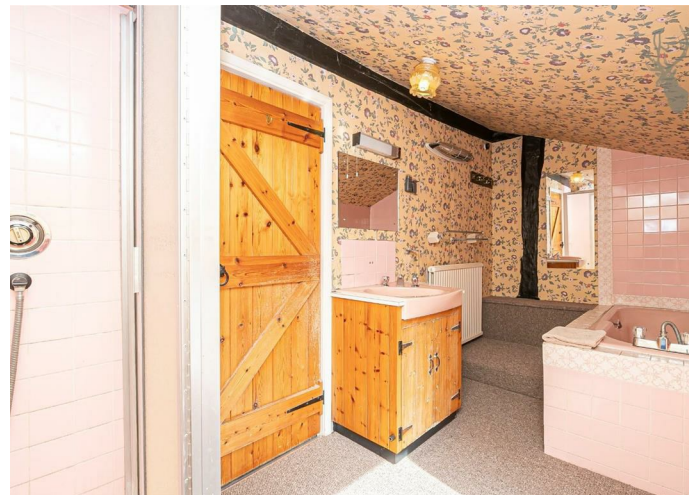
- Detached Family Home
- Character Features Throughout
- Detached Double Garage
- Five Bedrooms/Two Bathrooms
- Heated Outdoor Swimming Pool
- Grade II Listed

Spanning over 2300 sq ft, Rye Hill provides both charm, character, along with offering a versatile layout with a spacious entrance hall. A cosy living room with exposed timbers/studwork and the centre piece being the red stock open grate fireplace. The large kitchen/family room with integrated appliances, rustic dining room, lastly a WC and rear boot room completes the ground floor.

To the first floor there are five well-sized bedrooms and a family bathroom, with the master having a large en-suite and the added bonus of a walk in wardrobe.

To the rear the south-east facing garden offers paved patio area, ideal for entertaining on those warm summer evenings, lengthy laid to lawn and finally the selling point of this grade II listed house is the heated outdoor swimming pool.

Rye Hill road situated 10 minutes away from Epping which offers a variety of shops and eateries, and the central line station allowing easy access to London. The property is also





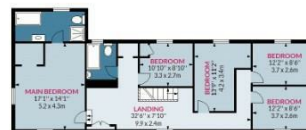
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Approx. Gross Internal Area 2349 Sq Ft - 218.23 Sq M
Approx. Gross Garage Area 462 Sq Ft - 42.92 Sq M



Ground Floor

Floor Area 1250 Sq Ft - 116.13 Sq M



First Floor

Floor Area 1099 Sq Ft - 102.10 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/9/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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