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Harlow CM17 9TE
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Great Leylands, Harlow, CM18 6HR
Offers In Excess Of £850,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, FOUR BEDROOM, SEMI-DETACHED HOUSE FOR SALE WITH PLANNING PERMISSION GRANTED FOR A SEPERATE TWO STOREY, THREE BEDROOM DETACHED DWELLING IN GREAT LEYLANDS, HARLOW ****

Nestled in the desirable Great Leylands area of Harlow, this beautifully presented four-bedroom semi-detached house offers an exceptional opportunity for families and investors alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. One of the standout features of this home is its impressive corner plot garden, which is not only vast but also offers a wonderful outdoor space for children to play or for hosting summer gatherings. Additionally, planning permission has been granted for a separate two storey, three-bedroom detached dwelling, as well as a dormer extension to the main house. This presents a unique chance to enhance the property further or to create a new living space altogether. The interior of the home is finished to a modern standard, ensuring a comfortable and stylish living environment. The layout is practical and inviting, making it ideal for family life.

Situated in a sought-after cul-de-sac, this property is conveniently located near local shops and amenities, as well as being within reach of highly regarded schools. This combination of location, space, and potential makes this semi-detached house a truly remarkable find in Harlow. Whether you are looking to settle down in a family-friendly neighbourhood or seeking an investment opportunity, this property is not to be missed.

To avoid disappointment please call us now on 01279433033 to book your viewing.

Entrance Hallway

6'4 x 6'9 (1.93m x 2.06m)

Double glazed windows to front and side aspect, laminate flooring, door leading to open plan lounge/diner, single radiator

Lounge

11'5 x 18'2 (3.48m x 5.54m)

Double glazed window to front aspect, laminate flooring, double radiator, TV aerial point, phone point, power points, stairs leading to first floor landing, opening leading to open plan dining area

Open Plan Dining area

11'4 x 9'9 (3.45m x 2.97m)

Double glazed patio doors leading to conservatory, opening leading to kitchen, laminate flooring, double radiator, power points

Kitchen

11'3 x 8'2 (3.43m x 2.49m)

Double glazed window to rear aspect, double glazed door leading to rear garden and utility area, a range of base and wall units with roll top granite effect work surfaces, space for electric oven with induction hob, chimney style extractor fan, space for fridge/freezer, sink with single drainer unit and mixer tap, tiled splash backs, laminate flooring, power points, storage cupboards

Utility Area

11'3 x 7'8 (3.43m x 2.34m)

Double glazed windows to rear aspect, door to side aspect leading to rear garden, vinyl flooring, base units with roll top granite effect work surfaces, plumbing for washing machine, space for tumble dryer, sink with mixer tap and single drainer unit, power points, storage cupboard

Conservatory

9'8 x 10'8 (2.95m x 3.25m)

Double glazed windows to side and rear aspect, double glazed French doors to side aspect leading to rear garden, double radiator, laminate flooring

First Floor Landing

7'7 x 5'6 (2.31m x 1.68m)

Double glazed window to side aspect,, carpeted, stairs leading to second floor loft room, doors leading to bedrooms and family bathroom

Master Bedroom

11'9 x 10'11 (3.58m x 3.33m)

Double glazed window to rear aspect, carpeted flooring, single radiator, fitted wardrobes, power points

Bedroom Two

11'5 x 9'8 (3.48m x 2.95m)

Double glazed window to front aspect, carpeted flooring, fitted wardrobes, single radiator, power points

Bedroom Three

7'9 x 8'6 (2.36m x 2.59m)

Double glazed window to front aspect, carpeted flooring, single radiator, power points

Family Bathroom

7'8 x 7'1 (2.34m x 2.16m)

Double glazed opaque window to rear aspect, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer tap and thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level W.C. storage cupboard

Bedroom Four (Loft Room)

11'3 x 9'4 (3.43m x 2.84m)

Double glazed Velux windows to rear aspect, double glazed window to side aspect, eves storage, carpeted, power points

External

Huge garden plot, garage, utility room to rear of garage, driveway for multiple vehicles.

PLANNING PERMISSION GRANTED for separate two storey three bedroom detached dwelling with parking and rear garden.

Front of house to rear fence plot size - 110 Ft (33.53 M). Width of garden - 70 Ft (21.34 M) -

Approximate garden total - 7700 Sq ft (715.353 M2)

Construction Type - Brick Built (Standard Construction)

Council Tax Band - D

EPC Rating - D

| 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 | |

| 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 | |



TOTAL FLOOR AREA : 140.7 sq.m. (1515 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 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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