



Harlow Road, CM19 5HH
Harlow





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GUIDE PRICE £575,000 - £600,000

Kings Group are pleased to present this well-presented **FOUR BEDROOM SEMI DETACHED FAMILY HOME**, perfectly positioned on Harlow Road in the ever-popular village of Roydon. Offering a garage, off-street parking for two cars and deceptively spacious accommodation throughout, this fantastic home combines generous living space with an enviable village lifestyle. Whether you're exploring the picturesque Essex countryside, enjoying an evening at one of Roydon's traditional pubs or commuting into London Liverpool Street by train, everything you need is within easy reach.

The property welcomes you via an entrance porch, leading into a bright and spacious lounge, creating the perfect setting for family life. Sliding patio doors provide seamless access to the private rear garden, while a separate dining room offers an ideal space for entertaining or family meals. The fitted kitchen is equipped with a range of wall and base units, offering ample storage and preparation space, and is complemented by a convenient ground floor cloakroom.

The first floor offers four well-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes. Two further generously proportioned bedrooms provide excellent accommodation for a growing family, while the fourth bedroom offers versatility as a nursery, home office or guest room. A well-appointed family bathroom completes the accommodation, featuring a four-piece suite including both a bath and separate shower.

Outside, the secluded south facing rear garden has been thoughtfully designed with a generous patio area and lawn, providing the perfect space for outdoor entertaining and family enjoyment. Rear access leads directly to the garage, which can also be accessed via a side door and an up-and-over door, adding further practicality. Offering spacious accommodation, versatile living and an outstanding village location, this superb family home is ready to move straight into.



- **EXCEPTIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOME IN A COUNTRYSIDE VILLAGE**
- **DOWNSTAIRS CLOAKROOM**
- **SPACIOUS SOCIABLE FAMILY LOUNGE AND DINING AREA**
- **MASTER BEDROOM WITH BUILT IN WARDROBES**

- **CLOSE TO ROYDON RAILWAY STATION WITH REGULAR SERVICE TO LONDON LIVERPOOL STREET**

Roydon - A Charming Village

Nestled in the heart of the Essex countryside, Roydon is a picturesque and highly sought-after village offering an exceptional balance of rural tranquillity and modern convenience. With its attractive character, welcoming community, and beautiful surrounding countryside, Roydon is an ideal location for families, professionals, and downsizers alike.

The village benefits from a range of everyday amenities including a village shop, traditional pubs, a well-regarded primary school, and a variety of leisure facilities. Roydon Marina and the nearby River Stort provide attractive waterside walks and opportunities for boating and outdoor recreation.

For commuters, Roydon railway station offers direct services to London Liverpool Street, while the M11, A414, and M25 are all easily accessible, providing excellent road connections to London, Cambridge, Stansted Airport, and the surrounding areas.

Nearby Harlow offers an extensive selection of shopping, restaurants, cafés, leisure facilities, and healthcare services, while Epping Forest, Hertford, and several picturesque market towns are all within easy reach.

Combining countryside living with outstanding transport links and excellent local amenities, Roydon is a wonderful place to call home and continues to be one of the area's most desirable village locations.

Property Information

Tenure: Freehold
 Build: Standard Construction
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
 Parking: Garage and parking spaces
 Council Tax Estimate: £3289 Per Annum
 Local Authority: Epping Forest
 Conservation Area- Roydon Village

Porch

Tiled flooring, single radiator, power point.

Entrance Hall

Laminate flooring, single radiator, power points.

Downstairs Cloakroom

Double glazed window to the front aspect, tiled flooring, single radiator, wash basin with mixer taps, low level W.C

- **GARAGE WITH PARKING**

- **SOUTH FACING SECLUDED REAR GARDEN**

- **FOUR PIECE SUITE FAMILY BATHROOM**

- **PICTURESQUE VILLAGE WITH A COMMUNITY FEEL & COUNTRYSIDE SURROUNDINGS**

- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

Lounge 17'10 x 13'9 (5.44m x 4.19m)

Double glazed windows to the side aspect, coved ceiling, single radiator, laminate flooring, electric fireplace with wooden over mantle, power points, sliding doors to the rear aspect,

Dining Room 17'10 x 7'4 (5.44m x 2.24m)

Double glazed windows to the side aspect, coved ceiling, single radiator, laminate flooring, understairs storage cupboard, power points.

Kitchen 11'5 x 9'7 (3.48m x 2.92m)

Double glazed windows to the front and side aspect, tiled flooring, a range of wall and base units with roll top worksurfaces, tiled splash backs, five ring gas hob, double Neff oven, extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, power points, cupboard housing boiler.

Landing

Carpeted flooring, single radiator, power points, airing cupboard housing water tank, loft hatch (Loft is boarded, has a loft ladder and lighting)

Bedroom One 11'5 x 13'9 (3.48m x 4.19m)

Double glazed window to the rear aspect, coved ceiling, spotlights, single radiator, laminate flooring, built in wardrobes, power points.

Bedroom Two 11'5 x 9'7 (3.48m x 2.92m)

Double glazed window to the front aspect, coved ceiling, spotlights, double radiator, laminate flooring, power points.

Bedroom Three 7'5 x 10'8 (2.26m x 3.25m)

Double glazed window to the rear aspect, coved ceiling, spotlights, single radiator, laminate flooring, power points.

Bedroom Four 7'5 x 9'7 (2.26m x 2.92m)

Double glazed window to the rear aspect, coved ceiling, spotlight, single radiator, carpeted flooring, power points.

Family Bathroom

Double glazed window to the side aspect, spotlights, tiled walls, tiled flooring, heated towel rail, extractor fan, stand alone bath with mixer taps, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath, low level W.C

Garden

South facing, secluded, mainly laid to lawn with decked seating area, access into the garage, rear and side access.

Garage 9'5 x 17'9 (2.87m x 5.41m)

Up and over door, lighting, power points.







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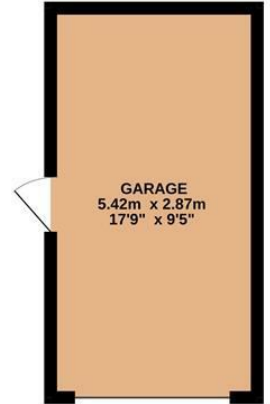
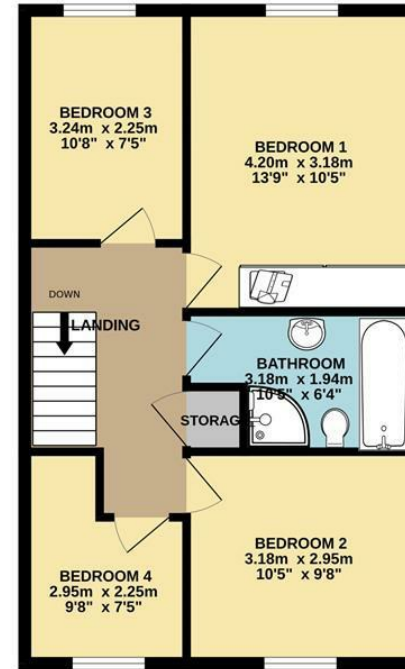
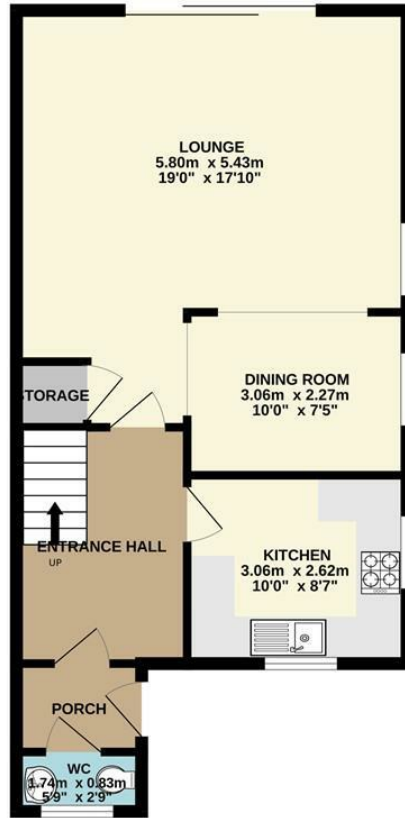


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
52.9 sq.m. (570 sq.ft.) approx.

1ST FLOOR
49.9 sq.m. (531 sq.ft.) approx.

GARAGE
15.6 sq.m. (168 sq.ft.) approx.



TOTAL FLOOR AREA : 94.9 sq.m. (1022 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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