



Threshers Bush, CM17 0NP
Harlow





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Kings Group are delighted to offer for sale this beautifully presented three-bedroom detached barn conversion, situated within the highly regarded hamlet of Threshers Bush. The property is approached via a secluded gated driveway providing parking for up to four vehicles and benefits from underfloor heating to both the ground and first floors. Internally, an inviting entrance hall leads through to a bright and spacious open-plan lounge, kitchen and dining area. The modern fitted kitchen comprises a range of wall and base units with integrated oven, hob, dishwasher and washing machine, whilst the lounge and dining area enjoys a pleasant outlook over the beautifully maintained rear garden, with doors providing direct access outside.

The ground floor further benefits from two well-proportioned bedrooms, including a generous master bedroom with the added benefit of an en-suite. The additional bedroom provides excellent versatility and could also be utilised as a guest bedroom or home office. A modern family bathroom, fitted with a three-piece suite, completes the ground-floor accommodation.

To the first floor is a further spacious double bedroom, offering an ideal private retreat and excellent flexibility for a variety of needs.

Externally, the property boasts a secluded east-facing rear garden, predominantly laid to lawn with a patio area, creating a wonderful space for outdoor dining, entertaining or simply relaxing. The property is ideally positioned close to local shops, schools and amenities, whilst excellent transport links via the M11 and M25 provide direct routes towards London, Stansted and Cambridge.

Properties of this nature rarely become available, and an internal viewing is highly recommended to fully appreciate the quality, space and enviable setting this fantastic home has to offer.

Offers In The Region Of £575,000



- IMMACULATE THREE BEDROOM DETACHED BARN CONVERSION
- EAST FACING SECLUDED REAR GARDEN
- EASE OF ACCESS TO THE M11/M25
- EN-SUITE TO THE MASTER BEDROOM
- OPEN PLAN LOUNGE/KITCHEN/DINER WITH DOORS LEADING TO THE REAR GARDEN

Property Information

Build: Non Standard Construction

Tenure: Freehold

Flood Risk: Rivers & Seas - Low, Surface Water - High

NOTE- Drainage

Shared water treatment plant which is located within the small bespoke development. This is shared, in total, with three properties.

Entrance Hall

Wood Flooring, Underfloor heating, boiler cupboard.

Lounge/Kitchen/Diner 20'50 x 14'90 (6.10m x 4.27m)

Lounge/diner:

Wooden Flooring, power points, under floor heating, TV power points, Power points.

Kitchen:

A range of wall and base units with flat top worksurfaces, integrated electric hob, extractor fan, integrated electric oven, sink, space for fridge freezer, integrated dishwasher, integrated washing machine, power points, underfloor heating.

Bedroom One 11'15 x 13'60 (3.35m x 3.96m)

Double glazed windows to the rear aspect, wooden flooring, under floor heating, power points.

En-suite 9'21 x 3'28 (2.74m x 0.91m)

Spotlights, tiled splash backs, heated towel rail, tiled flooring, under floor heating, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath, extractor fan, low level W.C

- GATED DRIVEWAY FOR FOUR CARS
- COUNTRYSIDE LOCATION
- CLOSE PROXIMITY TO CHURCH GATE STREET WITH AMENITIES AND SCHOOLS
- UNDERFLOOR HEATING TO THE GROUND FLOOR AND FIRST FLOOR
- VIEWING IS HIGHLY ADVISED TO APPRECIATE THIS HOME

Bedroom Three 6'84 x 10'89 (1.83m x 3.05m)

Double glazed window to the front aspect, wooden flooring, underfloor heating, power points.

Family Bathroom 5'95 x 9'64 (1.52m x 2.74m)

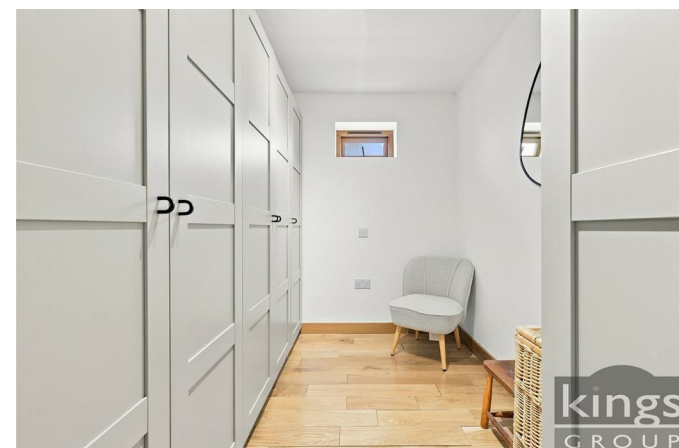
Spotlights, tiled splash backs, heated towel rail, tiled flooring, panel enclosed bath with mixer taps, thermostatic controlled shower, wash basin with mixer taps and vanity unit underneath, low level W.C, extractor fan.

Bedroom Two (First Floor) 20'57 x 13'60 (6.10m x 3.96m)

Double glazed window to the front aspect, spotlights, carpeted flooring, power points, eave storage.

Garden

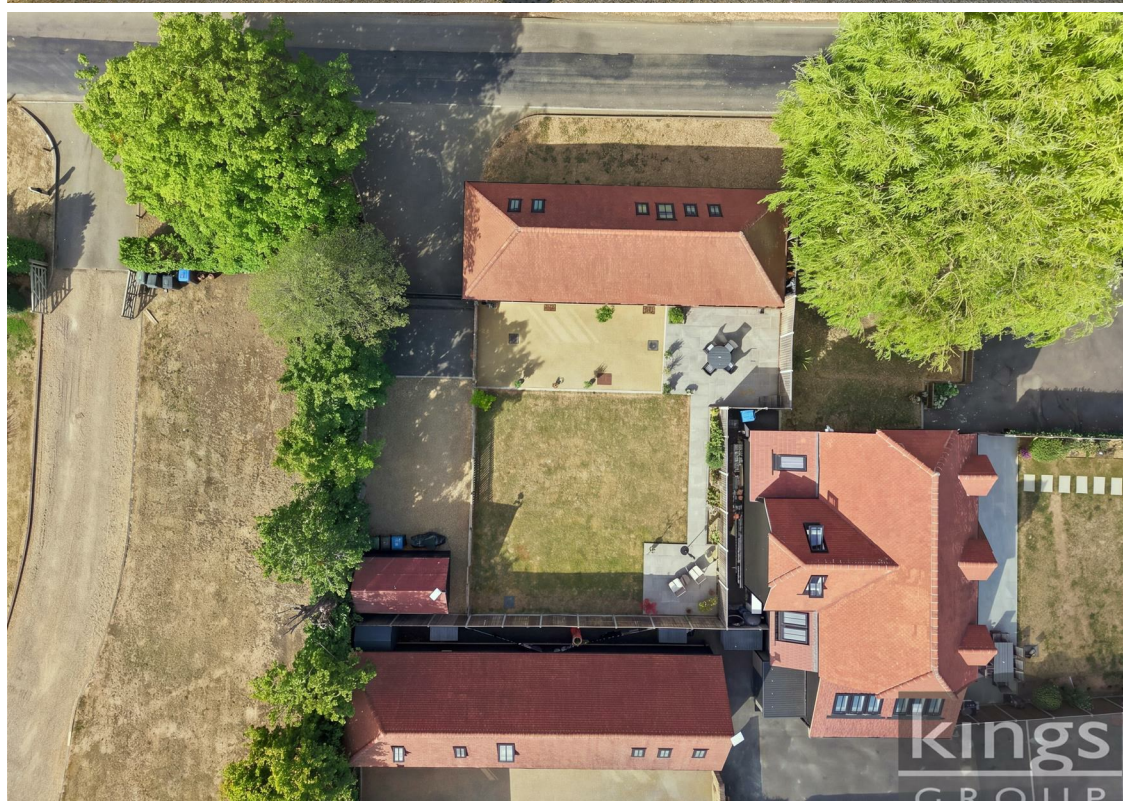
East Facing, Secluded, mainly laid to lawn with patio area, wooden fences, E.V charging point, water tap, wooden shed with power.







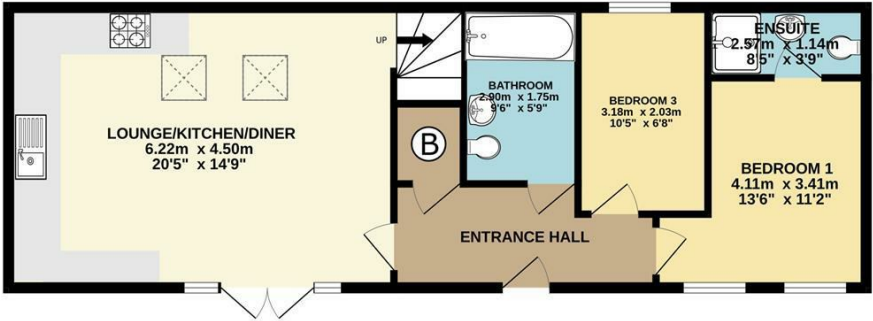
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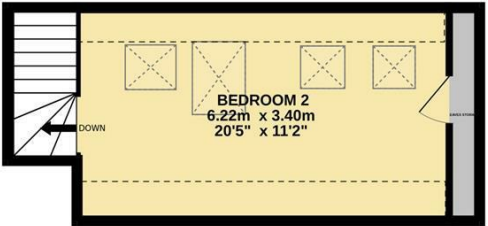
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
63.4 sq.m. (682 sq.ft.) approx.



1ST FLOOR
25.4 sq.m. (274 sq.ft.) approx.



TOTAL FLOOR AREA : 106.9 sq.m. (1151 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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