



Harlow Common, CM17 9JD
Harlow





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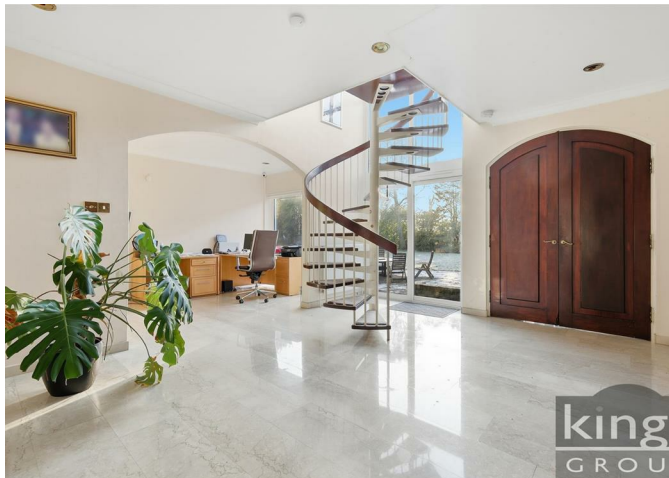
Kings Group are delighted to present this astonishing six-bedroom detached family home, set within approximately two acres of land on the highly regarded Harlow Common, Harlow. Accessed via a gated driveway with ample parking for multiple vehicles, the property enjoys a wonderful sense of privacy and grandeur, further enhanced by a private tennis court and beautifully landscaped grounds.

The welcoming entrance hall sets the tone for the accommodation and leads through to a spacious family lounge with doors opening onto the rear garden. Additional living space includes a second reception room and a bright conservatory, currently used as a dining room, also benefitting from garden access. The modern fitted kitchen/diner offers a range of wall and base units with integrated appliances and a door leading to a substantial storage area. Completing the ground floor is a utility room with fitted units and plumbing for a washing machine, along with a convenient downstairs cloakroom.

The master bedroom enjoys views over the garden and features built-in wardrobes and a luxurious en-suite bathroom with a four-piece suite, including a jet bathtub. The first floor offers a further four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a stylish family bathroom. On the second floor, there is an impressive additional storage space, providing excellent versatility.

Externally, the rear garden is mainly laid to lawn with a patio area ideal for entertaining, a swimming pool, and an outbuilding complete with a kitchenette. To the front of the property, a further outbuilding houses a gym and an additional room that could serve as a potential bedroom or games room. This exceptional home offers generous living space, outstanding outdoor facilities, and a truly enviable setting, making it ideal for modern family living.

Offers In Excess Of
£1,800,000



- **CHAIN FREE** – a rare opportunity for a smooth and stress-free purchase
- **SITUATED ON APPROXIMATELY 2.2 ACRES OF LAND** - providing privacy, space and a semi-rural lifestyle
- **THREE SPACIOUS RECEPTION ROOMS** - ideal for family living and entertaining
- **SOUTH FACING REAR GARDEN** - perfect for enjoying sunlight throughout the day
- **CONVENIENTLY FOR THE M11/M25** - ideal for commuters

Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Gated entrance to a driveway accommodating several vehicles

Entrance Hall

Reception Hall 15'9 x 13'1 (4.80m x 3.99m)

Office 15'9 x 8'8 (4.80m x 2.64m)

Lounge 23'4 x 17'9 (7.11m x 5.41m)

Reception Room One 15'9 x 17'9 (4.80m x 5.41m)

Conservatory 15'9 x 22 (4.80m x 6.71m)

Kitchen/Diner 27'3 x 12'2 (8.31m x 3.71m)

Utility Room 11'3 x 8'4 (3.43m x 2.54m)

Downstairs Cloakroom 5'23 x 8'61 (1.52m x 2.44m)

Storage cupboard

Bedroom One 15'9 x 14'9 (4.80m x 4.50m)

Dressing Room 8'6 x 7'7 (2.59m x 2.31m)

En-suite 8'6 x 10'6 (2.59m x 3.20m)

Landing

Bedroom Two 15'9 x 17'9 (4.80m x 5.41m)

En-suite 8'6 x 10'2 (2.59m x 3.10m)

Bedroom Three 14'9 x 23'11 (4.50m x 7.29m)

- **IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME** - offering generous and versatile living accommodation
- **EXCELLENT POTENTIAL TO EXTEND** - subject to the relevant planning permissions
- **GATED SETTING WITH OUTSTANDING LEISURE FEATURES** - including a private tennis court, swimming pool and Jacuzzi
- **SET WITHIN A TRANQUIL & IDYLIC PLOT** - offering exceptional privacy and a peaceful lifestyle

Bedroom Four 9'6 x 17'3 (2.90m x 5.26m)

Bedroom Five 22'4 x 9'6 (6.81m x 2.90m)

Bedroom Six 9'10 x 9'05 (3.00m x 2.87m)

Family Bathroom 8'7 x 12'10 (2.62m x 3.91m)

Loft Storage Room 10'6 x 32'10 (3.20m x 10.01m)

Gym 21'4 x 21'4 (6.50m x 6.50m)

Games Room (Bedroom) 21'4 13'9 (6.50m 4.19m)

Garden



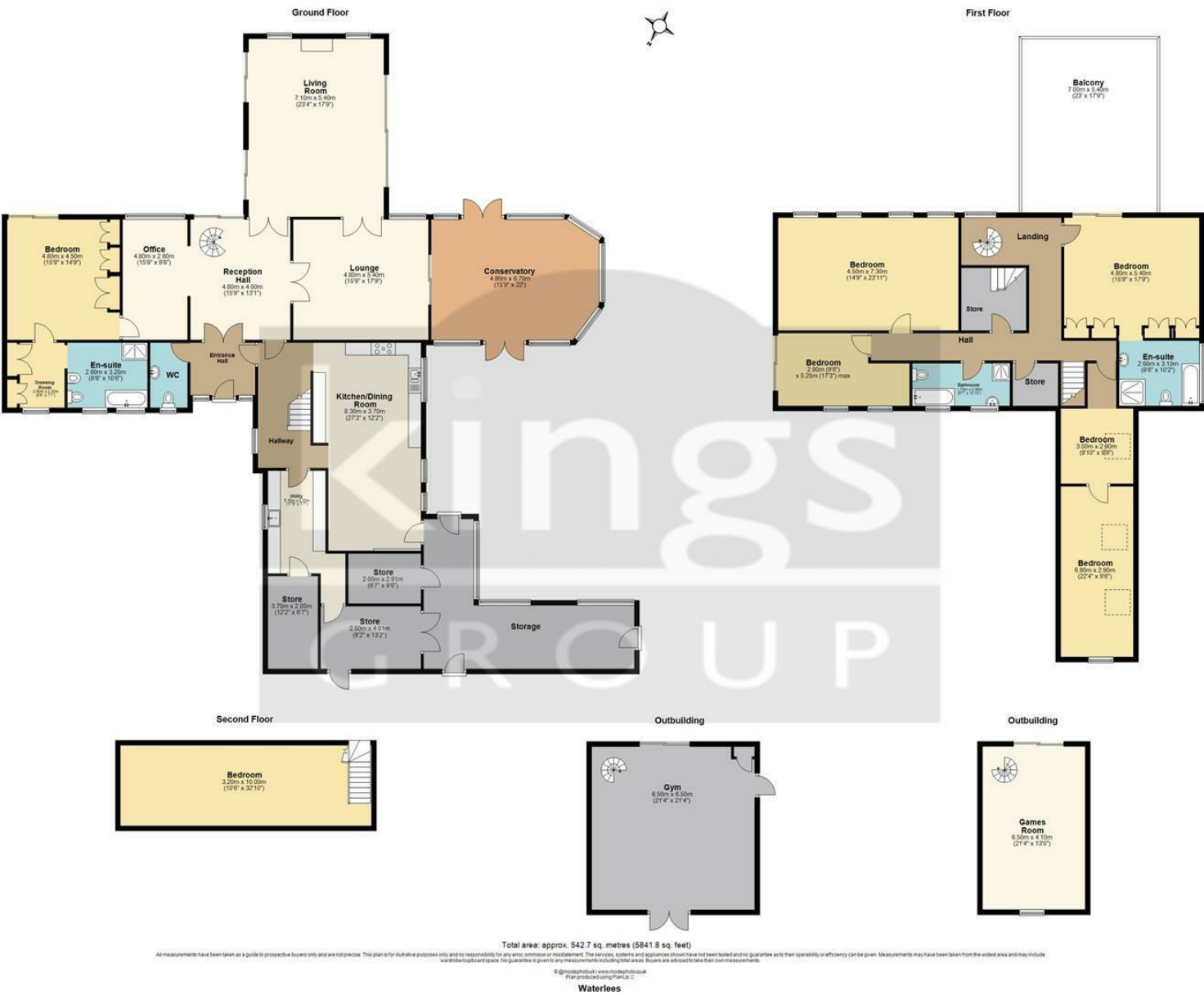
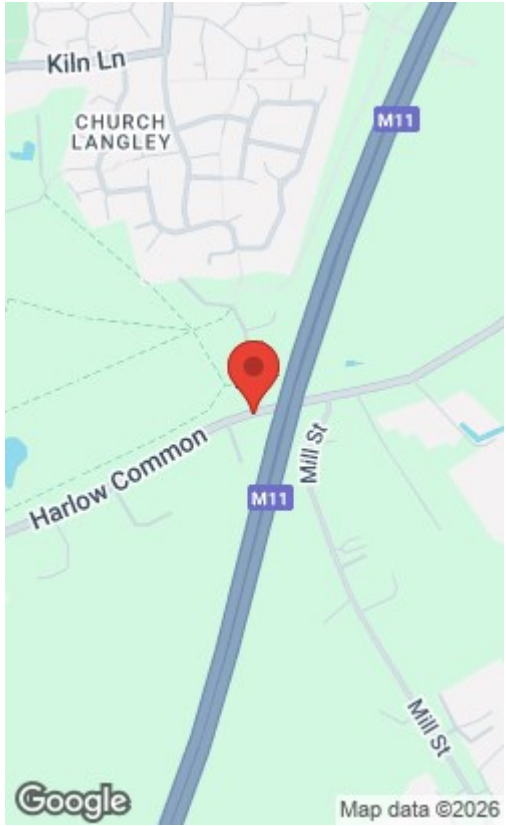


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



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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