

19 Eastgate  
Harlow  
Essex  
CM20 1HP

T: 01279 433033  
www.kings-group.net

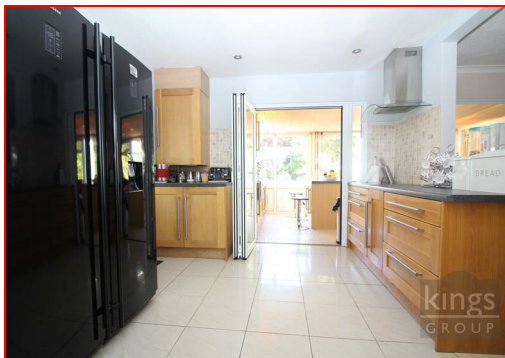


## Rosemount, CM19 4HS



**£525,000 Freehold**





Kings Group Harlow are proud to offer this BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOUSE LOCATED IN A VERY SOUGHT AFTER ROAD.

This large and spacious property is a fantastic opportunity for a new owner to create a new home for their family, this property has a lot of internal space on offer and is located in a very sought after location due to being surrounded by all the local amenities and links a family home requires for day to day life and future growth. One of the major benefits this home has to offer is being located near some of the areas most popular and sought after schools such as Jerounds Primary Academy (0.14 miles), St Lukes Catholic Academy (0.36 miles), Stewards Academy (0.69 miles), Hare Street Community Primary School and Nursery (0.8 miles) and many more all within a 1 mile distance. Rosemount also offers a new owner fantastic transport links with access to public transport such as five local bus stops being all within 0.1 mile of the property and Harlow Town Station being 1.3 miles away and with the M11, A414, A10 all being accessible in under 10 minutes commuting in and around the local area and in and out of London is very easy. Local shops and amenities are also very close by with both Staple Tye Shopping Center and the Harvey Center being around 1 mile away there is a wide range supermarkets, restaurants, banks and high street shops on offer.

The property comprises of a ground floor including lounge, large open plan kitchen/diner, conservatory, downstairs shower room, office area. First floor made up of two double bedrooms family bathroom and a larger than average single room leading to the second floor loft conversion comprising of a large master bedroom with ensuite shower room and an abundance of storage, front driveway, rear garden, UPVC double glazed windows throughout, gas central heating (untested), EPC Rating D.

**Lounge 12'5 x 12'1**

UPVC double glazed bay window to front, tiled floor, single radiator, gas fireplace, phone, TV and power points.

**Kitchen 12'4 x 10'8**

UPVC double glazed bi-folding door to rear, single radiator, tiled floor, tiled splash backs, range of wall and base units, electric hob, space for fridge/freezer, integrated dishwasher, power points,

**Dining Room 12'4 x 9'4**

UPVC double glazed tri-folding door to rear, tiled floor, power points

**Kitchen / Breakfast Room 20 x 9'8**

UPVC double glazed window to rear and side, single radiator, tiled floor, tiled splash backs, electric oven, integrated dishwasher, power points

**Downstairs Shower Room 5'5 x 4'9**

UPVC double glazed opaque window to rear, tiled floor, heated towel rail, extractor fan, shower cubicle, hand wash basin with vanity unit under, low level WC, tiled walls.

**Utility Room 8'11 x 4'6**

UPVC double glazed window to side, tiled floor, space for tumble dryer, plumbed for washing machine, heated towel rail.

**Office 9'7 x 8'11**

UPVC double opaque glazed window to side, carpet, TV and power points.

**Bedroom 1 12'5 x 11'9**

UPVC double glazed window to rear, laminate, fitted wardrobe, TV and power points.

**Bedroom 2 11'9 x 11'4**

UPVC double glazed window to front, laminate, fitted wardrobe, TV and power points.

**Bedroom 3 9'8 x 7'5**

UPVC double glazed window to front, laminate, TV and power points.

**Family Bathroom 5'5 x 7'5**

UPVC double glazed opaque window to rear, tiled floor, heated towel rail, extractor fan, shower cubicle, hand wash basin with vanity unit under, low level WC, tiled walls.

**Loft Bedroom 11'6 x 10'3**

UPVC double glazed window to rear, laminate flooring, single radiator, TV and power points.

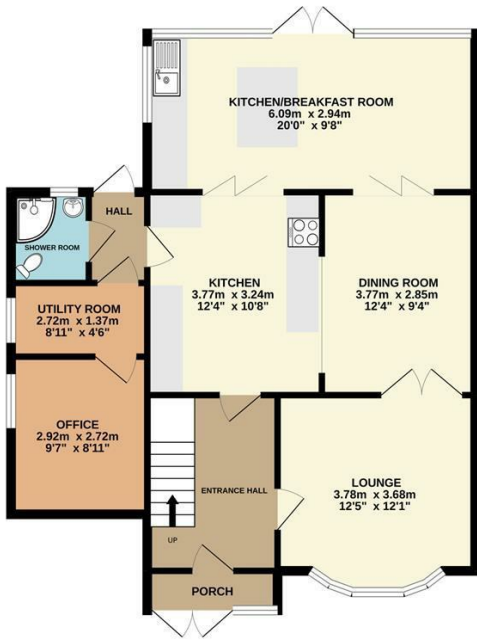
**En-Suite 8'2 x 7'1**

UPVC double glazed opaque window to rear, tiled floor, heated towel rail, panel enclosed bath with internal shower unit, extractor fan, pedestal hand wash basin, bidet, tiled walls.

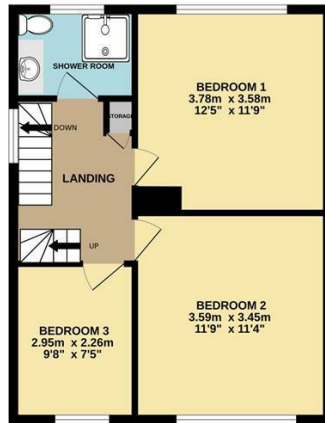
**Garden**

Mainly laid to lawn with plant and shrub borders side access, taps

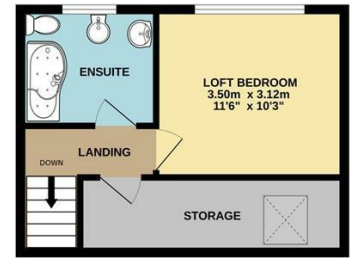
GROUND FLOOR



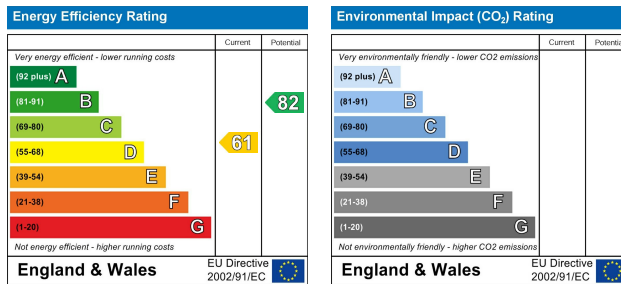
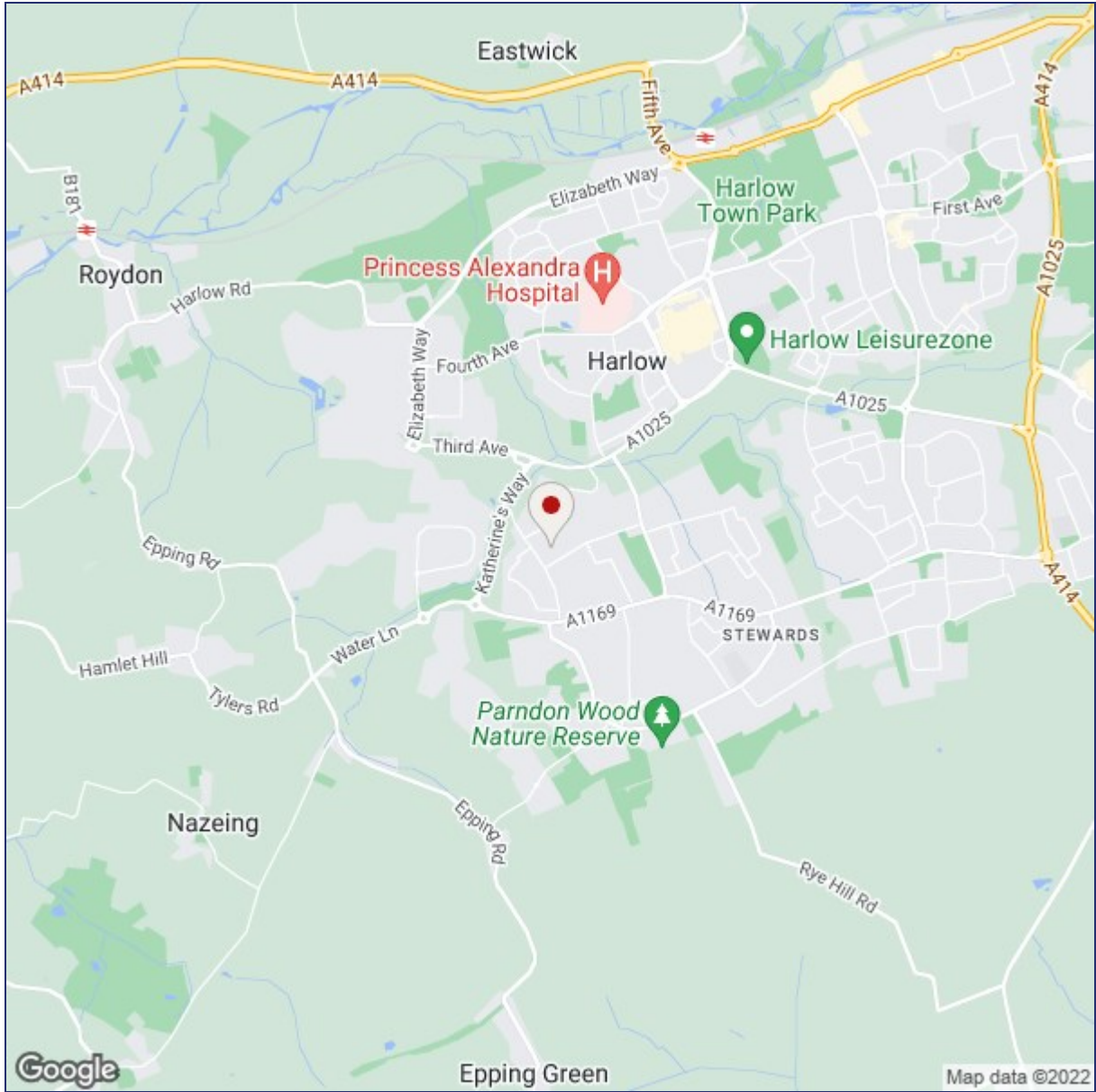
1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2022



("These details are correct at time of going to press").

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.

