



Summer House, Hamlet Hill, Roydon,
Harlow, Essex, CM19 5LA

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Offers in excess of: £1,125,000
Freehold



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Rarely available to the market and located on Hamlet Hill, Summer House is a detached property spread over 2300sqft offering wonderful views of the surrounding countryside landscapes. Planning permission has also been granted for a side extension to provide two extra bedrooms, utility room, further living space and family bathroom. PLANNING REF: EPF/2277/22.

Internally the property is decorated to a very high standard, on the ground floor you will find the kitchen/diner/family room boasting great space and natural sunlight, there is also a family bathroom and two bedrooms. On the first floor is the main bedroom with a fully equipped ensuite. The open gallery has eaves storage and views of the countryside.

Externally is 1.25 acres of land overlooking the open fields with beautiful views, the south facing garden is laid to lawn with open fencing surrounding and two wooden storage sheds. There is also an office/annexe and double garage, situated in an elevated position enjoying stunning views. The annexe offers an outdoor seating area with wooden steps leading to the sunken hot tub, a double-glazed door leads into the lounge/diner/kitchen area fully equipped with cooker hob, extractor fan, stainless steel sink, mixer taps and space for a fridge/freezer.

Council Tax Band G. EPC Rating C.



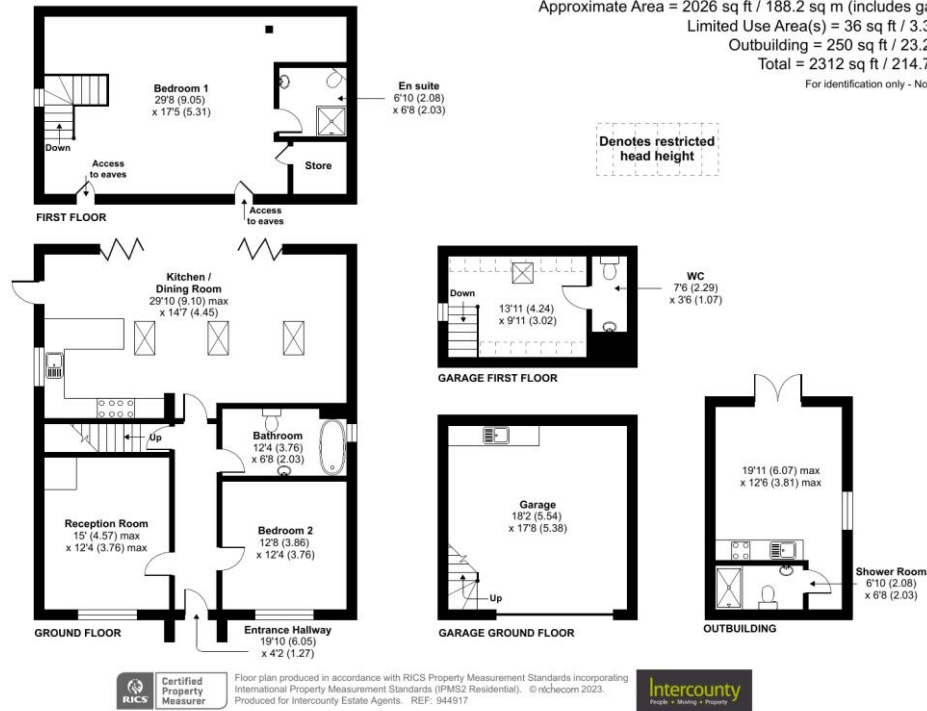
Three Bedroom Detached House
Annexe
Outbuilding
Ample Off-Road Parking
Garage
Council Tax Band G
EPC Rating C

ADDITIONAL INFORMATION

Roydon is a small village located in Essex, 1.5 miles west of Harlow. The village has a shop, sub post office, pharmacy, a restaurant, pubs, primary schooling and a train station with services into London. Roydon is within proximity to both M11 motorway and Stansted Airport. Harlow boasts its own hospital, additional schooling, shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.

Hamlet Hill, Roydon, Harlow, CM19

Approximate Area = 2026 sq ft / 188.2 sq m (includes garage)
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Outbuilding = 250 sq ft / 23.2 sq m
 Total = 2312 sq ft / 214.7 sq m
 For identification only - Not to scale



Entrance Hallway 19'10" x 4'2" (6.05m x 1.27m)

Reception Room 15' x 12'4" (4.57m x 3.76m)

Bedroom 2 12'8" x 12'4" (3.86m x 3.76m)

Bathroom 12'4" x 6'8" (3.76m x 2.03m)

Kitchen/Dining Room 29'10" x 14'7" (9.1m x 4.45m)

First Floor

Bedroom 1 29'8" x 17'5" (9.04m x 5.3m)

Ensuite 6'10" x 6'8" (2.08m x 2.03m)

Garage 18'2" x 17'8" (5.54m x 5.38m)

Garage Upper Floor 13'11" x 9'11" (4.24m x 3.02m)

Garage Upper Floor WC 7'6" x 3'6" (2.29m x 1.07m)

Outbuilding 19'11" x 12'6" (6.07m x 3.8m)

Outbuilding Shower Room 6'10" x 6'8" (2.08m x 2.03m)

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FOR MORE DETAILS CONTACT

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