



13 Rye Hill Road, Harlow, Essex,  
CM18 7JE

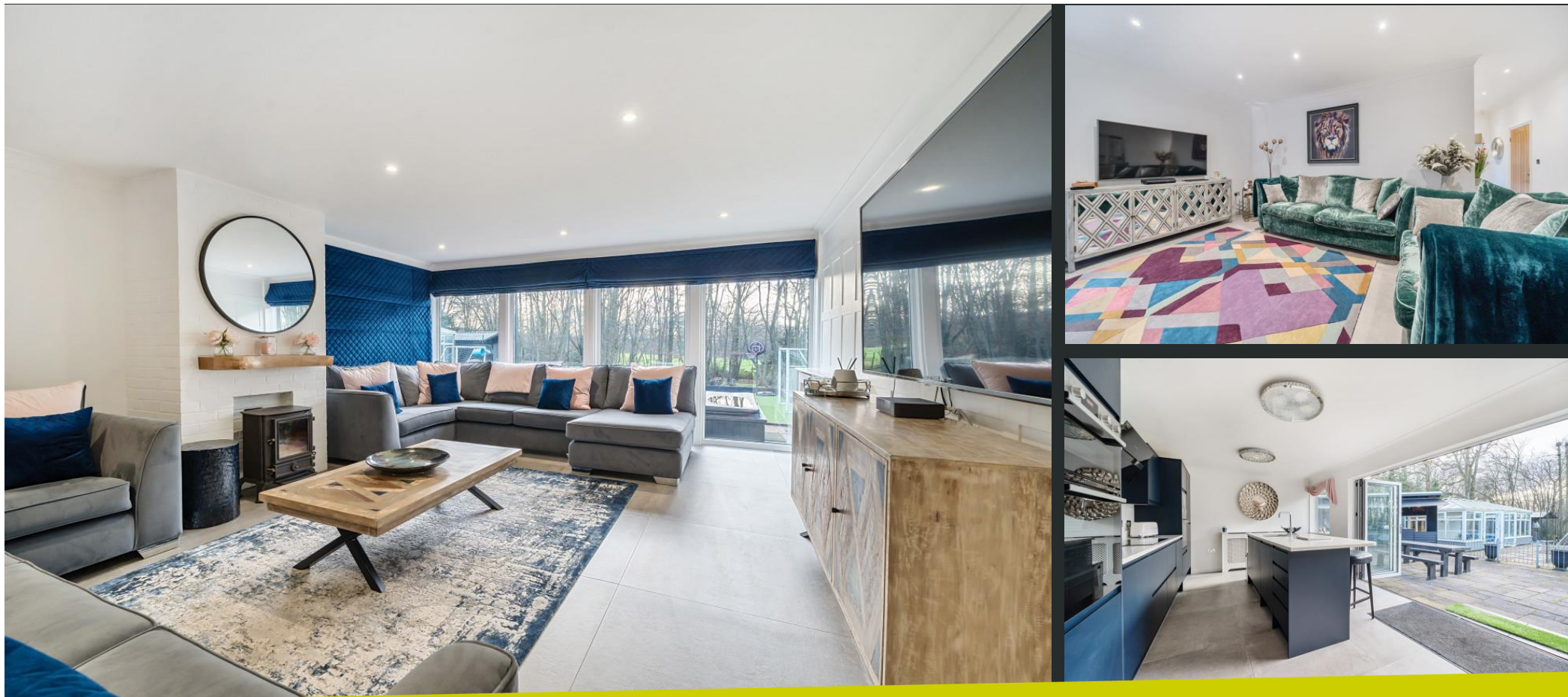
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Offers in excess of: £1,000,000  
Freehold



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Estate and Letting Agents





Offered for sale with no onward chain is this beautiful, detached bungalow in the highly regarded Rye Hill Road. The property is ideally located within easy reach of both Epping and Harlow. This lovely family home offers versatile accommodation with the main property having four double bedrooms, en-suite, family bathroom, utility, light and airy lounge and a stunning fitted kitchen with a range of integrated appliances. In addition, there is a one-bedroom annexe accessed via the main front door providing a bathroom, generous open plan lounge/kitchen with a door leading to the rear garden. Outside is a good size plot of 0.62 acres with ample parking, a bar area, covered heated swimming pool, sauna, small football pitch and a variety of trees and shrubs. There is lapsed planning permission for a loft conversion.

EPC Band C. Council Tax Band F.



Chain Free  
One Bedroom Annexe  
Lapsed Planning for a Loft Conversion  
Over Half an Acre Plot  
Swimming Pool & Sauna  
Ample Parking  
4/5 Double Bedrooms  
EPC Band C  
Council Tax Band F

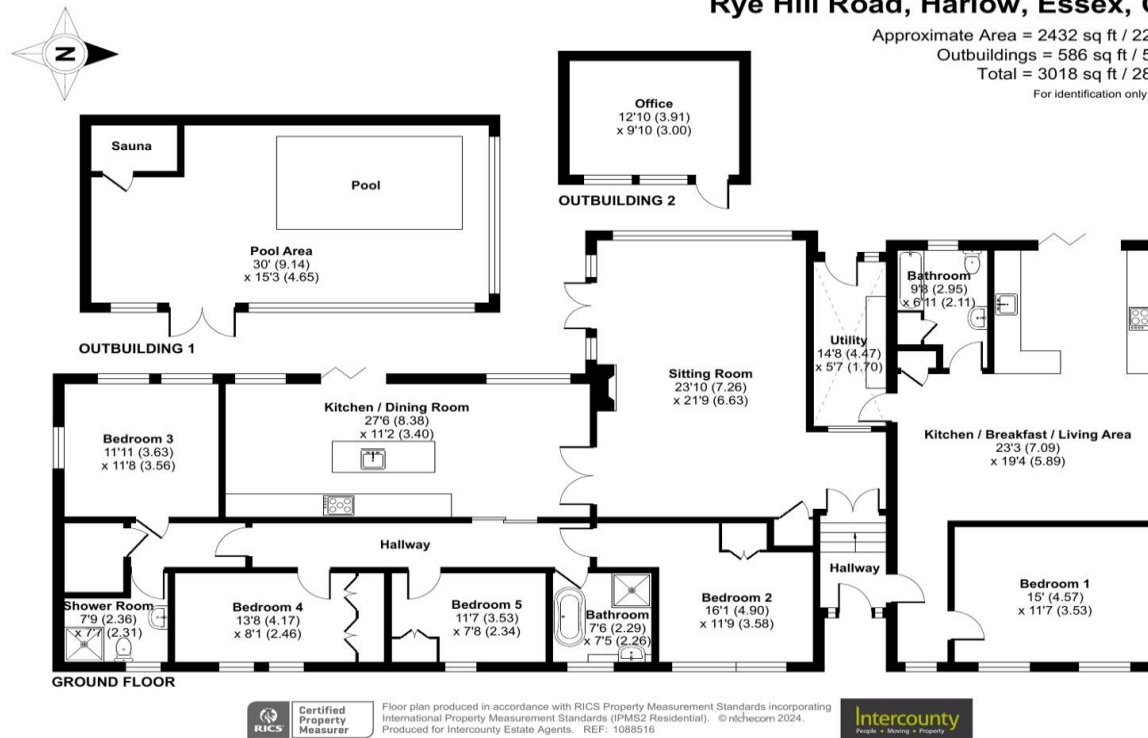
#### ADDITIONAL INFORMATION

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the country's largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.



## Rye Hill Road, Harlow, Essex, CM18

Approximate Area = 2432 sq ft / 225.9 sq m  
 Outbuildings = 586 sq ft / 54.4 sq m  
 Total = 3018 sq ft / 280.3 sq m  
 For identification only - Not to scale



**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

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### FOR MORE DETAILS CONTACT

The George, Station Road, Old Harlow, Essex, CM17 0AN

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