



Ranulf Close | Old Harlow | CM17 0GX

Offers Over £575,000



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A HIGHLY IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME with large driveway to front. Located in the sought after cul-de-sac of Ranulf Close, this property is ideally positioned within the heart of Old Harlow. Internally, the property benefits from a large entrance hall, spacious lounge, an immaculate modern fitted kitchen with open plan living to the dining area, separate utility room, a ground floor bedroom offering wet room shower room and a further cloakroom. The first floor offers four very generously sized bedroom's with the master bedroom to front benefitting from contemporary fitted wardrobes and en-suite shower room. Further benefits include a luxury family bathroom suite offering both freestanding bath and shower cubicle. The private rear garden is South/East facing and boasts ample entertaining space with patio, raised decking and wooden pergola as well as a variety of well established pots and plants. Viewings highly advised.

- Five Bedrooms
- Large Driveway for Several Cars
- EPC Rating: C
- Detached Family Home
- Immaculate Condition Throughout
- Council Tax Band: F

Front

Large driveway for several cars. Side gate providing access to garden.

Entrance Hall

19'1" x 5'6" (5.82m x 1.68m)

Composite front door, large entrance hall with internal doors to ground floor bedroom, lounge, kitchen and cloakroom. Storage cupboard and radiator to wall. Stairs to first floor.





Living Room

17'10" x 11'3" (5.44m x 3.43m)

Spacious lounge with large UPVC double glazed window to front with shutter blinds providing ample natural light, radiator to wall and internal wooden doors leading to kitchen/diner.

Kitchen/Diner

9'11" x 26'3" (3.02m x 8.00m)

A highly impressive kitchen/diner with the kitchen boasting a range of wall and base units as well as integrated oven and hob with extractor fan above, full length fridge and freezer, microwave, dish washer and plate warmer. Further benefits include breakfast bar with seating, internal door to utility room and two UPVC double glazed windows. Open plan living to dining area with UPVC double glazed doors leading to private rear garden.

Utility Room

5'1" x 5'10" (1.55m x 1.78m)

Useful utility room with worktop and cupboard space. Plumbing for washing machine and tumble dryer, sink and composite door to garden/front. Boiler and radiator to wall.

Ground Floor Bedroom

11'4" x 8'0" (3.45m x 2.44m)

A very handy ground floor bedroom (previously the garage) offering UPVC double glazed window to front and radiator to wall. Sliding doors to en-suite (wet-room).

Wet Room

3'11" x 7'10" (1.19m x 2.39m)

Fully tiled wet-room bathroom with large shower, vanity sink and toilet. Chrome heated towel rail.

WX

5'6" x 4'10" (1.68m x 1.47m)

White toilet and vanity sink. Chrome heated towel rail and extractor fan.

Landing

4'11" x 11'8" (1.50m x 3.56m)

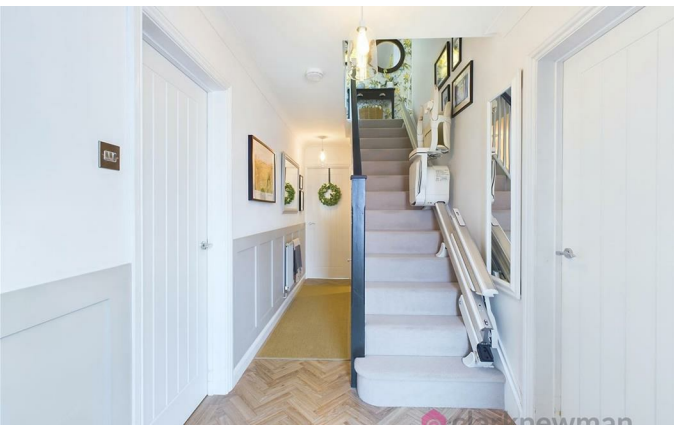
Spacious landing with loft hatch and internal doors to bedrooms and family bathroom. Storage cupboard.

Bedroom One

10'10" x 17'7" (3.30m x 5.36m)

Large double bedroom to front with two UPVC double glazed windows, high quality floor to ceiling fitted wardrobes and radiator to wall. Internal door to en-suite.





En Suite

5'6" x 8'4" (1.68m x 2.54m)

Large shower cubicle, white toilet and vanity sink. Shavers point, extractor fan and radiator to wall. UPVC double glazed window.

Bedroom Two

12'5" x 9'10" (3.78m x 3.00m)

Double bedroom with UPVC double glazed window to rear and radiator to wall.

Bedroom Three

9'2" x 8'0" (2.79m x 2.44m)

Generously sized bedroom with UPVC double glazed window to rear and radiator to wall.

Bedroom Four

9'2" x 7'9" (2.79m x 2.36m)

Generously sized bedroom with UPVC double glazed window to rear and radiator to wall.

Family Bathroom

7'0" x 8'3" (2.13m x 2.51m)

Luxury fitted family bathroom suite offering impressive freestanding bath, separate shower cubicle, white toilet and vanity sink. Extractor fan and UPVC double glazed window to side.

Garden

Recently relandscaped private rear garden offering patio, raised decking with wooden pergola, lawn and various pots and well established plants. Access to front. The garden is South-East facing.

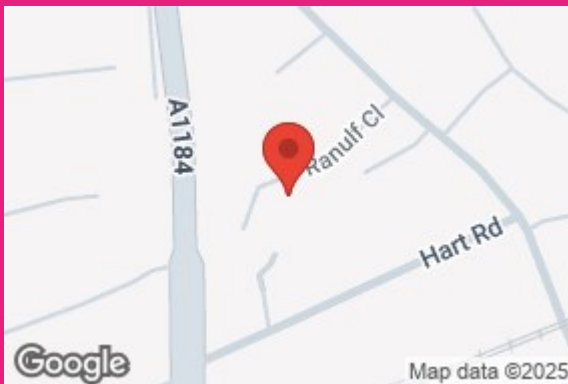
Local Area

Located in a highly sought after cul-de-sac, Ranulf Close is positioned within the heart of Old Harlow. Harlow Mill Train Station (providing direct access into London), M11 Junction 7A and all local amenities schooling are within all walking distance/a short drive.

Further Info

The vendors at Ranulf Close have left no stone unturned in their refurbishments throughout their ownership. A viewing is required to appreciate the quality of work carried out.





Floor 0

Floor 1

Approximate total area¹

1329.47 ft²

123.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	

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