



Copse Hill | Harlow | CM19 4PW

Guide Price £622,500



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A HIGHLY IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME offering flexible accommodation over four floors set on a large corner plot garden. Situated in the highly sought after, private turning of Copse Hill this property has been improved/kept immaculately by our vendors and externally, there is a large private driveway. The ground floor comprises of a spacious entrance hall, stunning luxury modern fitted kitchen offering a range of wall and base units alongside a whole host of integrated appliances, open plan living to a bright and airy lounge/diner with lovely views over the private rear garden. Further features on the ground floor include cloakroom and access into the office/workshop (lower level) providing a superb work from home space. The first floor offers two very good sized double bedrooms and a fully tiled bathroom suite. The second floor provides a further two good sized bedrooms. The impressive rear garden is set on a corner plot and offers ample entertaining/seating space with Porcelain tiles to front, ample lawn area and access to front (via side garden). Internal viewings highly advised to appreciate this property.

- Four Generously Sized Bedrooms
- Private Location
- Council Tax Band: F
- Detached Family Home with Driveway
- Stunning Condition Throughout
- EPC Rating: D

Front

Private driveway to front with space for two/three cars. Potential to extend driveway further.

Entrance Hall

5'10 x 11'06 (1.78m x 3.51m)

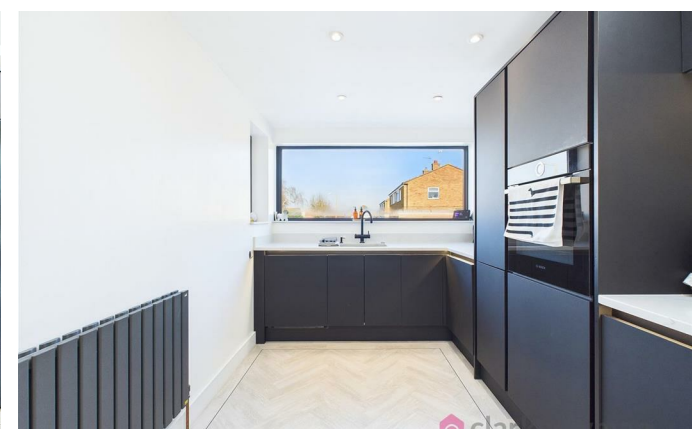
UPVC double glazed front door leading into a spacious entrance hall with radiator to wall. Internal doors to cloakroom, kitchen and stairs leading down to workshop. Stairs leading up to the first floor.



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Kitchen & Dining Area

8'02 x 39'00 (2.49m x 11.89m)

A highly impressive luxury fitted kitchen (Wren kitchen and under warranty) with stunning (30mm thick and under warranty) Quartz worktops benefitting from a range of wall and base units offering ample storage. Further features include integrated Bosh induction hob, double oven, dishwasher, a warming drawer, under counter fridge and space for American style fridge freezer. Large UPVC double glazed window to front as well as two sky lights providing plenty of natural light. Radiator to wall and open plan living to living room and dining area. Herringbone style Amtico form LVT throughout downstairs in with borders.

Living Room

10'1" x 14'6" (3.07m x 4.42m)

Bright and airy lounge with vertical radiator to wall, highly impressive bi-folding doors leading to rear garden. Open plan living to dining area which has been created by the vendors to allow for the perfect entertaining area with floor to ceiling windows overlooking the rear garden, skylight above and radiator to wall. Herringbone style Amtico form LVT throughout downstairs in with borders.

Cloakroom

4'02 x 5'04 (1.27m x 1.63m)

Toilet and sink, radiator to wall and UPVC double glazed window.

Workshop/Office

9'07 x 16'08 (2.92m x 5.08m)

A very generously sized workshop/office space allowing for ample storage space, plumbing for washing machine and sink with drainer. External door leading to garden.

Landing

3'09 x 5'07 (1.14m x 1.70m)

UPVC double glazed window, internal doors to two very good sized double bedrooms and family bathroom suite. Stairs leading to second floor.

Bedroom One

10'10 x 17'08 (3.30m x 5.38m)

Large double bedroom with ample space for wardrobes benefitting from dual aspect UPVC double glazed windows to the front and rear. Radiator to wall.

Bedroom Two

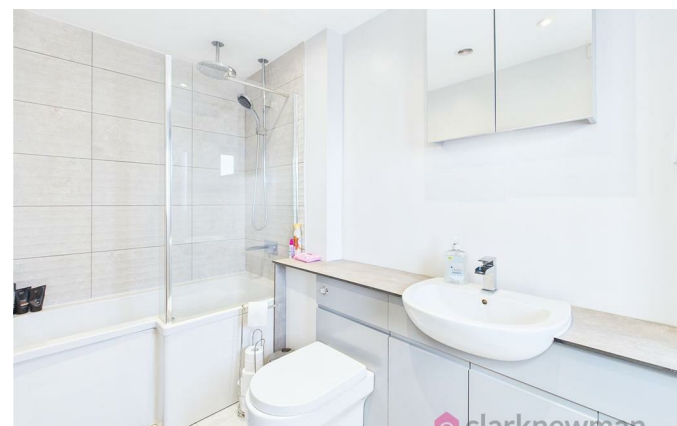
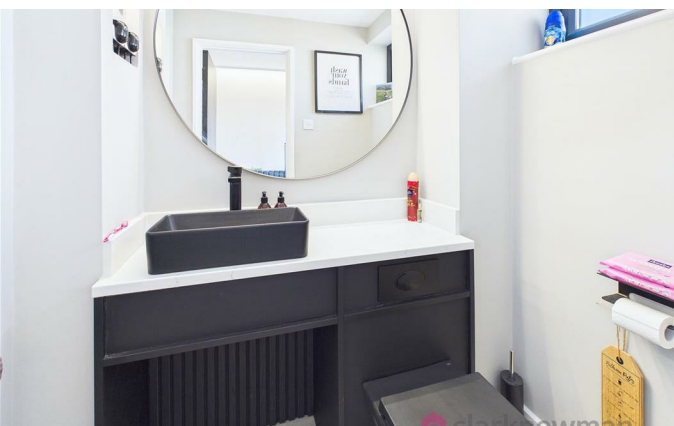
10'07 x 14'09 (3.23m x 4.50m)

A good sized double bedroom with UPVC double glazed windows to the side and rear along with a sky light above. Plenty of space for wardrobes and radiator to wall.

Bathroom

10'05 x 5'04 (3.18m x 1.63m)

Immaculate family bathroom suite offering bath with shower, white toilet and vanity sink, UPVC double glazed window to side and shavers socket. Extractor fan and radiator to wall.



Second Landing

3'03 x 5'08 (0.99m x 1.73m)

Further landing area with sky light above and internal doors to bedrooms three and four.

Bedroom Three

10'10 x 10'08 (3.30m x 3.25m)

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

Bedroom Four

10'09 x 6'08 (3.28m x 2.03m)

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

Garden

Large South facing garden offering an abundance of space for entertaining/outside dining. The Garden benefits from luxury porcelain patio, lawn and ample side garden with access to front via gate. (Pictures to come).

Local Area

Copse Hill is located within Harlow's most sought after, private developments. Copse Hill is situated just off of Kingsmoor Road and is situated close to local schooling and amenities.

More Info

The vendors have carried out a whole host of renovations at the property during their ownership with no stone left unturned. Renovations include new luxury fitted kitchen, bathroom suite, windows and doors, combination boiler as well as flooring/paintwork throughout. An internal viewing is required to appreciate the standard of work carried out.

Planning Permission

Please note the vendors have agreement (via planning permissions) from Harlow Council for further extension work to be carried out.

Plans/drawings are available upon request. These plans include additional space on the ground floor, side and double storey extensions.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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