



Epping Road
Roydon
Harlow
Essex
CM19 5DA

£1,600,000

bettermove 

Epping Road Harlow

Bettermove are proud to present this impressive 6 bedroom detached house in the sought after area of Roydon.

The property benefits from double glazing, underfloor heating, hot and cold air conditioning and has ample off street parking available via the driveway and detached garage. The council tax band is G.

The interior of this beautifully presented property briefly comprises of a large reception hallway with a curved oak staircase leading to the first floor. The ground floor consists of the living room, study, downstairs WC and fitted kitchen on the ground floor. The garden room provides access to the two bedroom annexe with two shower rooms, laundry room, kitchen and the 42 foot entertainment room with sliding doors leading to the outdoor swimming pool & jacuzzi with a retractable roof. The first floor has three double bedrooms and two family bathrooms. The second floor hosts the master bedroom with 'his and hers' bathrooms and dressing rooms, Kitchen area and balcony overlooking the gardens. The impressive garden has a patio area, perfect for entertaining and a detached summer house.

Located in the popular village of Roydon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Roydon Train Station, the M11 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

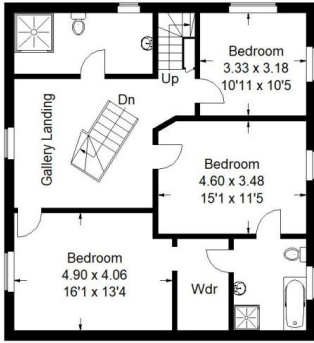
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore



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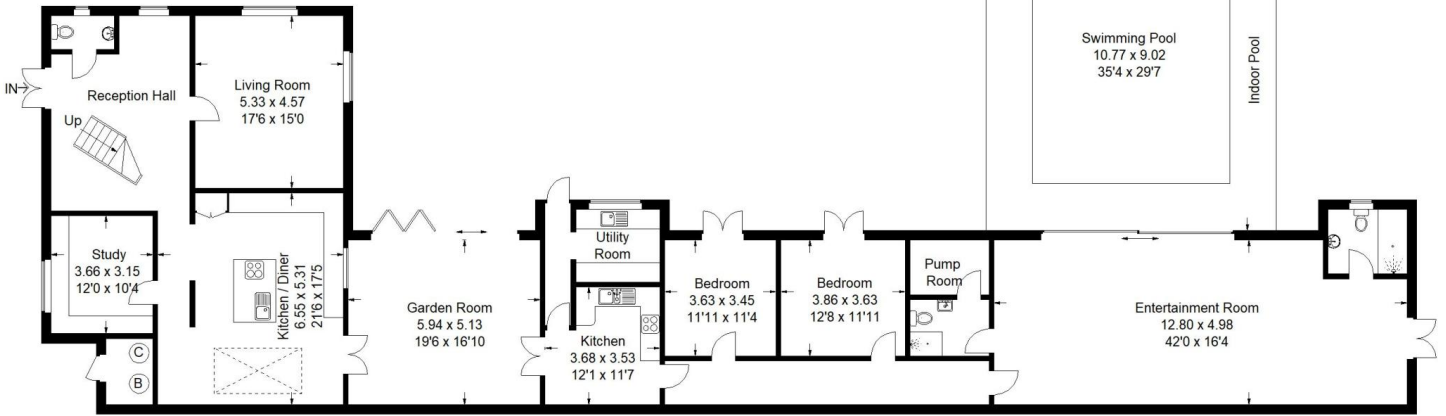
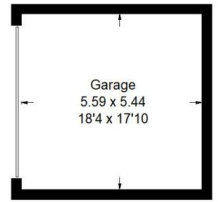
Approximate Gross Internal Area = 461.1 sq m / 4963 sq ft
 Garage = 30.5 sq m / 328 sq ft
 Total = 491.6 sq m / 5291 sq ft



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2023 (ID 934331)

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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