

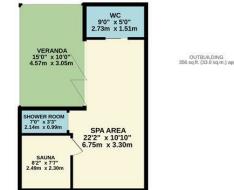


Hawkenbury, Harlow, CM19 4HY
£875,000

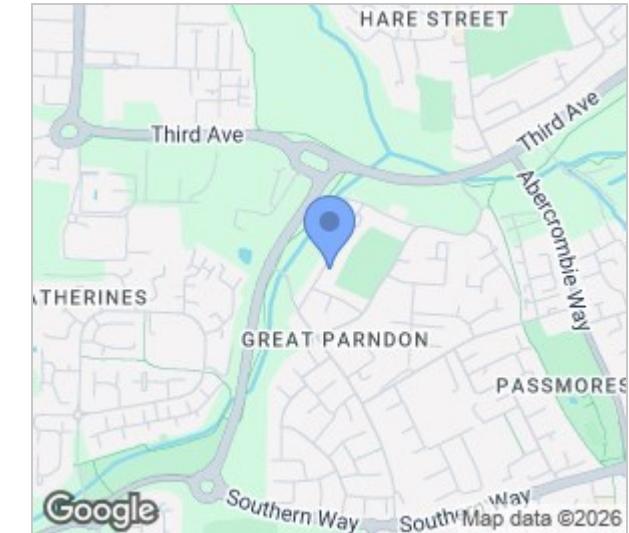
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Hawkenbury, Harlow, CM19 4HY

Offered with NO CHAIN is this absolutely stunning, completely unique, four/five double bedroom detached family home finished to the highest of standards, complete with an outbuilding which includes a hot tub and sauna. As you enter there is a large hallway leading to a huge 20ft x 26ft kitchen/lounge/diner, with a range of fitted wall and base units with integrated appliances, an island/breakfast bar, bi-fold doors and a feature gas fire, a large bedroom/reception room, beautiful bathroom and a study/laundry room. Upstairs there are four large double bedrooms, one of which is being used as a cinema room, a stunning family bathroom and a spacious landing with a seating area. Outside, the large rear garden is mainly laid to lawn with various seating and patio areas, plus an outbuilding including a hot tub and seating area, showers, a toilet and a sauna (which could be converted into an annexe). Other benefits include an integral double garage and a large driveway, underfloor heating in all bathrooms and the entire outbuilding and an alarm system throughout. Hawkenbury is located in the highly desirable area of Harlow, known as 'The Parks', just off Paycock Road, with excellent schools, shops and open fields within walking distance.



TOTAL FLOOR AREA: 3,443 sq ft. (319.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	75	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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