



Hawkenbury, Harlow, CM19 4HY
£650,000

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Located in the highly desirable cul-de-sac of Hawkenbury, is this extended four bedroom semi detached family home with a one bedroom annexe on the side and a large outbuilding in the garden. As you enter there is a large hallway leading to an extended lounge, a modern kitchen with a range of fitted wall and base units, a dining room, utility room and a cloakroom/WC. On the first floor there are four bedrooms and a family bathroom with a white three piece suite. Outside there is access to the annexe, with an open plan kitchen/diner, a bedroom and an en-suite, whilst the garden is mainly laid to lawn with a large patio area, a large outbuilding and side access leading out to the driveway to the front. Hawkenbury is located in the highly popular area known as "The Parks", with local schools, shops and open fields within walking distance.



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 appliances 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		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk