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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Old London Road, Harlow, CM17 9HN  
Offers In Excess Of £495,000



ARE YOU LOOKING TO UPSIZE AND RAISE YOUR FAMILY IN CHURCH LANGLEY? Look no further as you will not beat this!

Kings Group are privileged to offer For Sale this four bedroom detached house in the very popular Church Langley development within close proximity of the A414 & M11.

The property will ensure you are the hosts for family reunions and special holidays, the downstairs really is something to boast about. The property benefits from two reception rooms, downstairs W.C. and separate kitchen, the double garage has been converted and is currently being used as a dining room with patio doors to the front aspect of the property, you would certainly be able to entertain here.

Kings Group really believe you will struggle to find a family home as good as this in the whole of Church Langley, The property is not likely to stay on the market for long so do not waste any time and take your opportunity to become a resident on this road today.

**ENTRANCE HALL**  
**13'60 x 3'67 (3.96m x 0.91m)**  
Coving to textured ceiling, stairs to first floor landing, power points.

**DOWNSTAIRS WC**  
**2'98 x 6'55 (0.61m x 1.83m)**  
Double glazed window to side aspect, wash hand basin without pedestal, wooden floor, low flush WC, single radiator.

**LOUNGE**  
**12'67 x 14'90 (3.66m x 4.27m)**  
Double glazed window & patio doors leading to rear aspect, coving to textured ceiling, laminated laid wood style floor, single radiator, power points, television point, telephone point, potential for Gas fireplace.

**DINING ROOM**  
**17'00 x 12'97 (5.18m x 3.66m)**  
Double glazed x 2 sets of patio doors to front aspect, carpet laid flooring, double radiator, power points.

**KITCHEN**  
**10'57 x 9'54 (3.05m x 2.74m)**  
Double glazed window to rear aspect, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for dishwasher, sink and drainer unit, space for fridge/freezer, gas oven, gas hob, tiled floor, power points.

**RECEPTION TWO**  
**15'22 x 11'30 (4.57m x 3.35m)**  
Double glazed Bay style window to front aspect, coving to textured ceiling, laminated laid wood style floor, power points, television point.

**FIRST FLOOR LANDING**  
**17'13 x 2'78 (5.18m x 0.61m)**  
Loft access, power points, textured ceiling

**BEDROOM ONE**  
**12'25 x 9'24 (3.66m x 2.74m)**  
Double glazed window to front aspect, textured ceiling, fitted wardrobes, single radiator, television point, power points.

**EN-SUITE**  
**5'34 x 5'32 (1.52m x 1.52m)**  
Double glazed opaque window to side aspect, textured ceiling, fully tiled shower cubicle with power shower, wash hand basin with pedestal, low flush WC, carpet laid flooring, part tiled walls, single radiator, extractor fan, shaver point.

**BEDROOM TWO**  
**12'27 x 7'75 (3.66m x 2.13m)**  
Double glazed window to front aspect, textured ceiling, single radiator, fitted wardrobes, power points, television point.

**BEDROOM THREE**  
**8'65 x 8'84 (2.44m x 2.44m)**  
Double glazed window to rear aspect, textured ceiling, single radiator, fitted wardrobes, power points, television points.

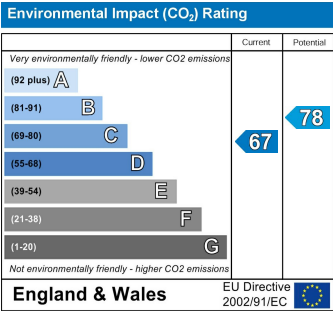
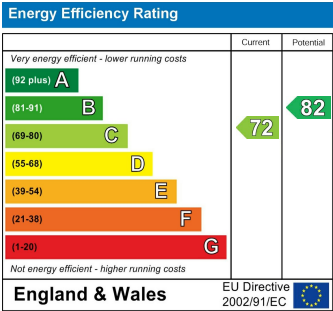
**BEDROOM FOUR**  
**5'72 x 8'11 (1.52m x 2.72m)**  
Double glazed window to rear aspect, textured ceiling, single radiator, fitted wardrobes, power points, television points, telephone point.

**BATHROOM**  
**8'09 x 5'66 (2.67m x 1.52m)**  
Double opaque window to rear aspect, single radiator, tiled floor, three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin, part tiled walls, shaver point, extractor fan.

**GARDEN**  
**41'80 x 31'11 (12.50m x 9.73m)**  
Mainly laid to lawn with plant and shrub borders, shed, patio, outside tap, outside light.

SHED AREA - 17'01 x 9'62

**ADDITIONAL INFORMATION**  
Driveway with parking for multiple vehicles.



OLD LONDON ROAD, CM17  
TOTAL APPROX. FLOOR AREA 125.7 SQ.M. (1353 SQ.FT.)  
(Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 quantity or efficiency can be given. Made with Metaplan 02017)

