

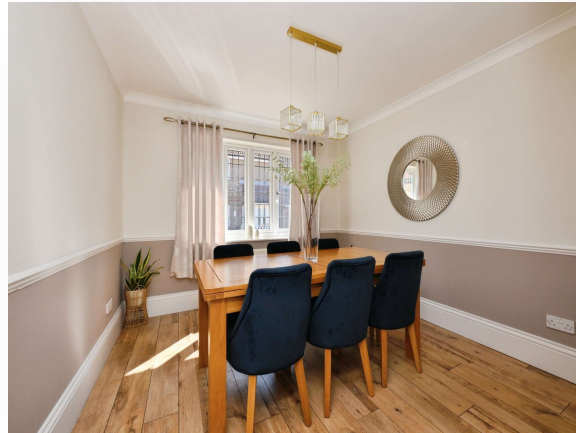


Pilkingtons, Harlow CM17 9DR

welcome to

Pilkingtons, Harlow

Nestled in a quiet cul-de-sac in the highly sought-after Church Langley development, this impressive four-bedroom detached family home offers spacious, well-proportioned accommodation ideal for modern family living. Boasting a SOUTH WEST FACING REAR GARDEN and DOUBLE GARAGE. VENDORS SUITED!



Entrance Hall

Tiled floor, stairs to first floor, radiator, storage cupboard.

Lounge

18' 5" x 11' 7" Max (5.61m x 3.53m Max)

Two double glazed windows to front aspect, double glazed bi-folding doors to conservatory, three radiators, wood effect laminate flooring.

Dining Room

10' 9" x 10' 5" (3.28m x 3.17m)

Double glazed window to front aspect, radiator, wood effect laminate flooring.

Cloakroom

Double glazed frosted window to side aspect, wc, vanity wash hand basin, towel radiator, tiled floor.

Kitchen

11' 8" x 10' 4" (3.56m x 3.15m)

Double glazed window to rear aspect, range of fitted wall and base units with work surfaces over, sink/drainage with mixer tap over, four ring Induction hob with extractor over, under counter integrated fridge, electric double oven, spotlights, glass splash back, radiator, storage cupboard.

Utility Room

6' 3" x 5' 3" (1.91m x 1.60m)

Double glazed door to garden, wall mounted boiler, fitted wall units, plumbing for washing machine and dishwasher, radiator, tiled floor.

Conservatory

13' 8" x 11' 8" (4.17m x 3.56m)

Double glazed french doors to rear, radiator, wood effect laminate flooring.

Landing

Fitted carpet, access to boarded loft space, cupboard housing hot water cylinder, pull down ladder.

Bedroom 1

15' 8" Max x 11' 9" (4.78m Max x 3.58m)

Double glazed window to rear aspect, fitted carpet, built in wardrobe, radiator, spotlights.

En-Suite

Double glazed frosted window to front aspect, double walk in shower cubicle, wc, vanity wash hand basin, tiled floor, tiled walls, towel radiator, spotlights, Led mirror

Bedroom 2

12' 9" Max x 10' 5" (3.89m Max x 3.17m)

Double glazed window to front aspect, built in wardrobe, radiator, fitted carpet.

Bedroom 3

9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed window to front aspect, built in wardrobe, radiator, spotlights, fitted carpet.

Bedroom 4

8' 1" x 7' 4" (2.46m x 2.24m)

Double glazed window to rear aspect, radiator, laminate flooring.

Family Bathroom

Double glazed frosted window to rear aspect, P shaped paneled bath with shower over and glass shower screen, towel radiator, wc, vanity wash hand basin, tiled walls, tiled floor, Led mirror, spotlights.

Garden

Southwest facing rear garden mainly laid to lawn, two paved patio areas, pond feature, gated side access, outside tap and light.

Double Garage

17' 9" x 17' 1" (5.41m x 5.21m)

Two up and over garage doors, power and light connected, access to garden and shed/storage area.

Driveway

Off street parking for two vehicles

Agents Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.



view this property online williamhbrown.co.uk/Property/HLO105674



welcome to Pilkingtons, Harlow

- Four bedroom detached family home on a corner plot
- Beautifully presented throughout
- Downstairs cloakroom
- Lounge & dining room
- En-suite to master bedroom
- Modern fitted kitchen
- Utility room
- Double detached garage and driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£600,000



Please note the marker reflects the
postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



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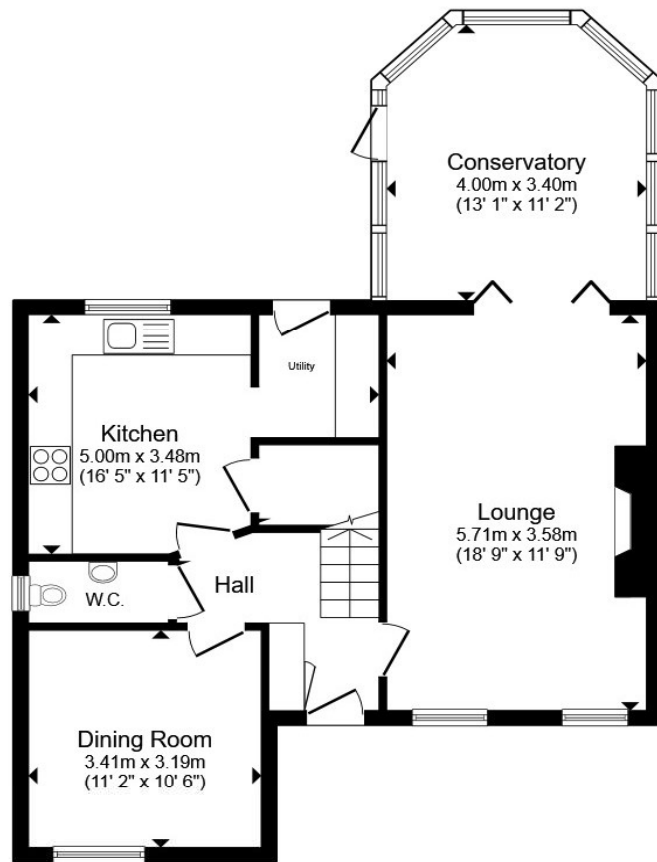
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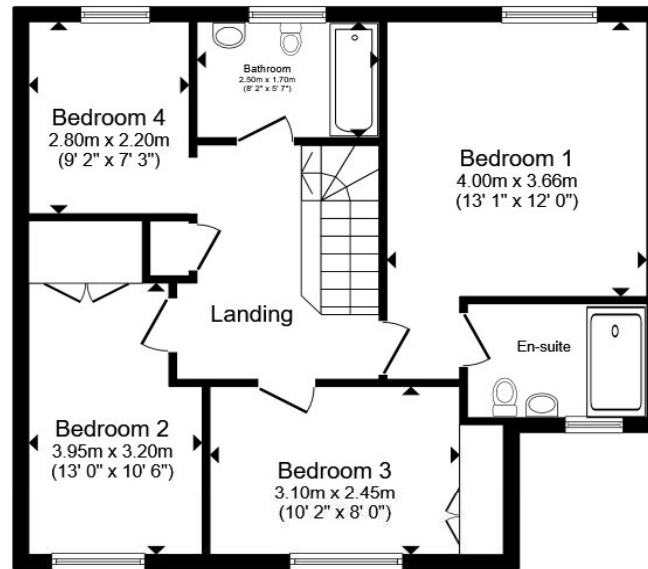
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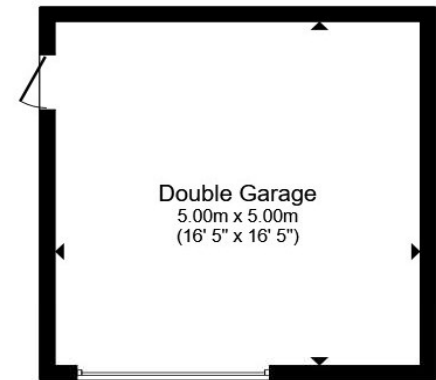
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Ground Floor



First Floor



Garage

Total floor area 155.8 m² (1,677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io