



Chelsea Gardens, Church Langley, Harlow, CM17 9RX

An attractive detached four-bedroom family home. The property is enviably located in a quiet cul-de-sac of just three properties. Inside the property has the benefit of a modern fitted kitchen breakfast room, lounge overlooking the rear garden, double doors into the dining room, the benefit in these times of its own home office/playroom and a downstairs WC. To the first floor, four good sized bedrooms with the master bedroom enjoying its own modern en-suite shower room plus the family bathroom. Outside the property has a detached garage to the side, double length driveway, a neatly enclosed front garden, path to front door and astro-turf lawn. A family sized rear garden with astro turf lawn, side access, access to the garage and patio area.

The property makes for a lovely family home being well presented and is set in a great location just off Lane End. On Church Langley there is the benefit of two local primary schools, Kiddicaru nursery and secondary schooling within reach. Also nearby to the Tesco Superstore. Harlow offers excellent transport links with easy access onto the M11 (junction 7/7a) and Harlow Town Station giving access into London Liverpool Street.

Guide Price £525,000

Chelsea Gardens, Church Langley, Harlow, CM17 9RX

- Four Bedroom Detached Family Home
- Small Courtyard with Just 3 Properties
- Modern Fitted Kitchen Breakfast Room
- Study/Playroom & Downstairs Cloakroom
- Master Bedroom With Ensuite Shower Room
- Well Balanced Accommodation
- Garage to Side & Double Length Drive
- Lounge & Separate Dining Room
- Neatly Enclosed Rear Garden
- Set in Quiet Location

Accommodation Comprises:

Hallway

16'0 x 5'9 (4.88m x 1.75m)

Home Office/Playroom

9'9 x 6'6 (2.97m x 1.98m)

Downstairs WC

4'0 x 4'6 (1.22m x 1.37m)

Kitchen

11'0 x 9'10 (3.35m x 3.00m)

Lounge

16'6 x 12'1 (5.03m x 3.68m)

Dining Room

12'0 x 8'7 (3.66m x 2.62m)

Bedroom

10'5 x 8'8 (3.18m x 2.64m)

Bedroom

10'6 x 9'2 (3.20m x 2.79m)

Bedroom

11'7 x 12'7 (3.53m x 3.84m)

En-suite

5'3 x 3'6 (1.60m x 1.07m)

Bedroom

11'9 x 9'4 (3.58m x 2.84m)

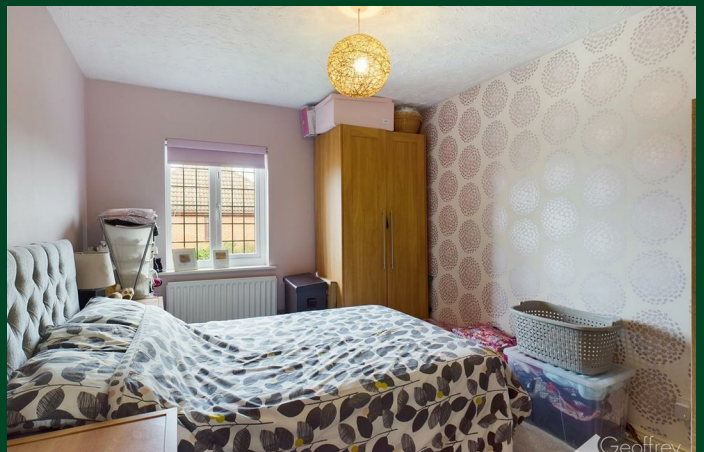
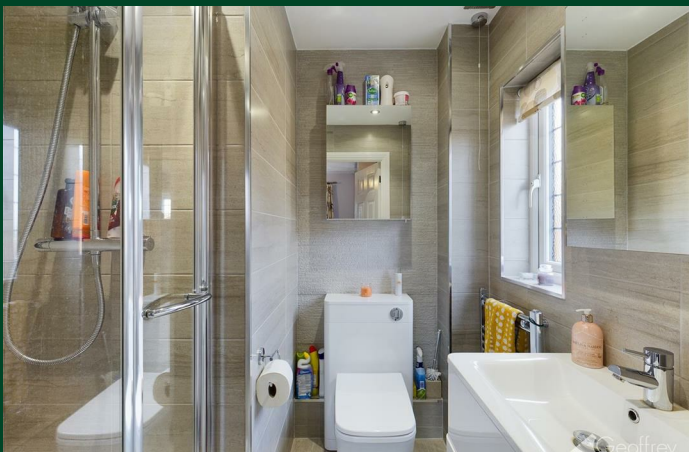
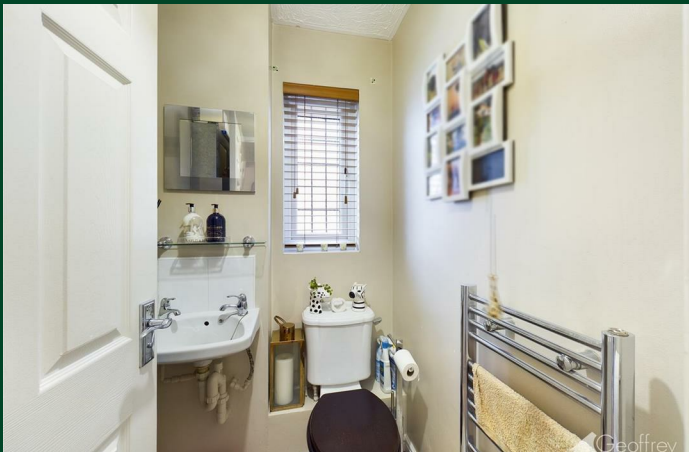
Bathroom

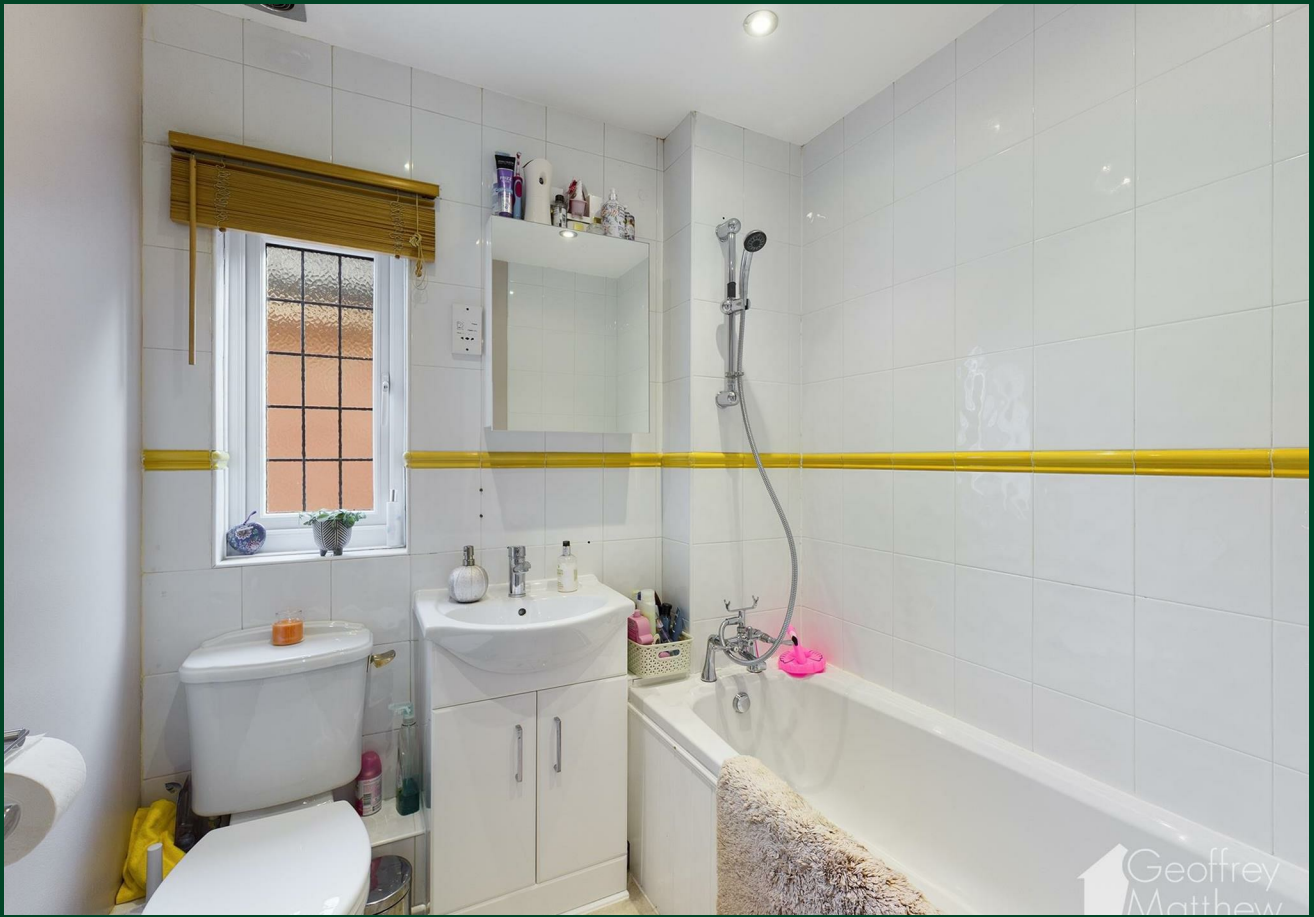
6'1 x 6'0 (1.85m x 1.83m)

Outside

Neatly enclosed rear garden.

Garage





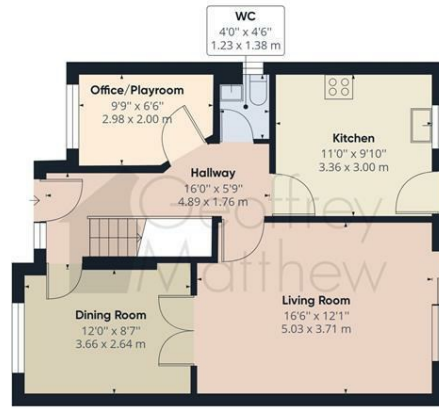
Geoffrey
Matthew



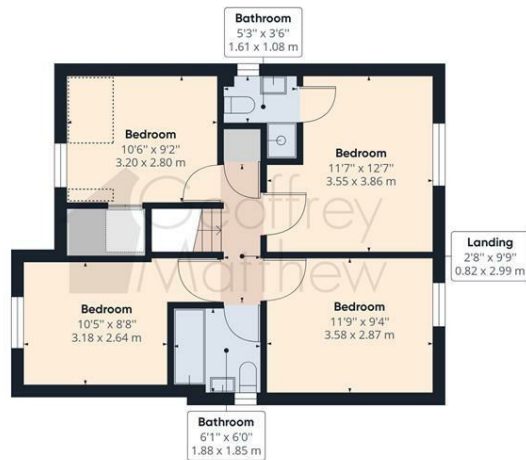
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Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾

1149.26 ft²
106.77 m²

Reduced headroom

19.97 ft²
1.86 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Council Tax Details

Harlow Council Band: E

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

Current Energy Rating: **64** (Band E)
Potential Energy Rating: **79** (Band B)

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.

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