

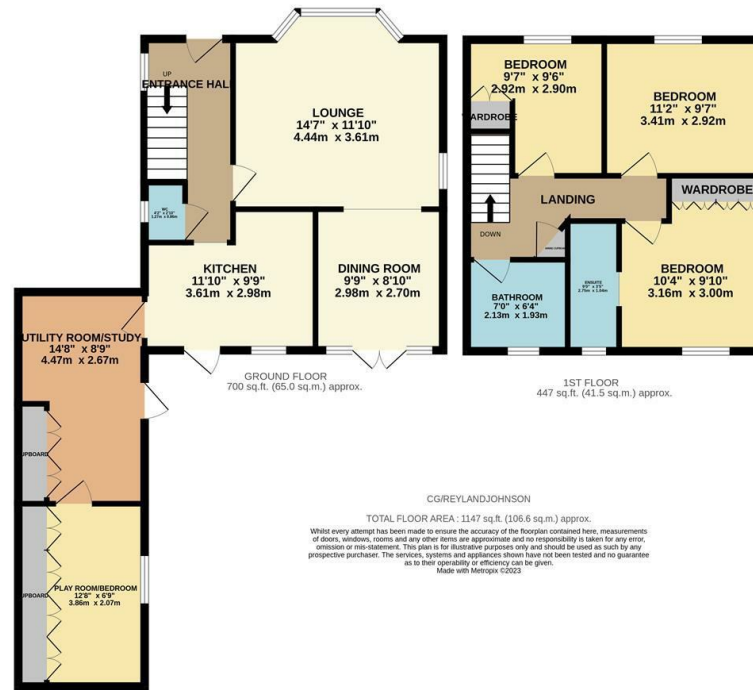


Chelsea Gardens, Harlow, CM17 9RY  
Guide Price £450,000

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# Chelsea Gardens, Harlow, CM17 9RY

GUIDE PRICE: £450,000 - £465,000. Offered with no onward chain is this immaculately presented three bedroom detached family home, which has been extended on the ground floor and is located in a quiet cut-de-sac in Chelsea Gardens, Church Langley. The property comprises an entrance hallway leading to a large lounge, which opens onto the dining room, a beautiful kitchen with a range of fitted wall and base units and a cloakroom/WC, whilst the garage has been converted to create a utility room/study, plus an extension with a play room - currently used as a bedroom. On the first floor there are three bedrooms, two with fitted wardrobes and an en-suite to the master, plus a modern family bathroom with a white three piece suite. Outside the un-overlooked rear garden is laid to patio with a shed and side access, with the driveway to the front. Chelsea Gardens is located at the top of Church Langley, just off Lane End, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.

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