



Whieldon Grange, Harlow, CM17 9WG
£700,000

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Located in a quiet cul-de-sac is this superb five bedroom detached family home with a large driveway, converted double garage and gym/outbuilding in the garden. On the ground floor there is an entrance hallway leading to a bright lounge, an open plan kitchen/diner with a range of fitted wall and base units with integrated appliances and a breakfast bar, a matching utility room, study/office, cloakroom/WC and a converted double garage (currently used as an art studio). Upstairs there are five bedrooms, two of which have en-suite shower rooms, a modern family bathroom with a white three piece suite. Outside the south facing rear garden is mainly laid to lawn with a patio area, side access and an outbuilding used as a gym, with separate shed, with the driveway to the front. Whieldon Grange is located just off Malkin Drive in the ever popular Church Langley development, with excellent schools, shops and open fields within walking distance.



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 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.

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