





welcome to

Doulton Close, Harlow

William h Brown are pleased to bring to the market this beautifully presented three bedroom semi-detached house situated in a quiet cul de sac in the sought after area of Church Langley. The location has it's own local amenities and is ideally situated close to the M11 and the A414.













- Accommodation Overview -

Entrance Hall

Tiled floor and stairs leading to the 1st floor.

Cloakroom

Double glazed frosted widow to rear aspect, vanity wash basin unit, wc and tiled floor.

Lounge

24' max x 12' 10" (7.32m max x 3.91m)

Double glazed window to front aspect and double glazed window to rear aspect with bespoke fitted shutters, tiled floor, two radiators and under stairs storage cupboard.

Dining Room

15' x 7' (4.57m x 2.13m)

Double glazed window to front aspect, bespoke fitted shutters, laminate floor, radiator and plumbing for washing machine.

Kitchen

11' max x 7' 11" (3.35m max x 2.41m)

Double glazed window to rear aspect, fitted wall and base units with work surfaces over, sink with drainer unit and mixer tap, 4 ring electric hob, extractor hood, electric oven, integrated dish washer, tiled splash back, tiled floor, radiator and door to the rear.

Bedroom 1

10' 10" x 9' 11" (3.30m x 3.02m)

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

En Suite

Double glazed frosted window to front aspect, walk in shower cubicle, wc, wash hand basin, towel radiator, spotlights, tiled floor and tiled walls.

Bedroom 2

8' x 9' (2.44m x 2.74m)

Double glazed window to rear aspect, spotlights, fitted carpet and radiator.

Bedroom 3

11' max x 6' (3.35m max x 1.83m)

Double glazed window to rear aspect, fitted carpet and radiator.

Bathroom

Fully tiled with panelled bath, wc, wash hand basin and heated towel rail.

Loft Room

Partially converted, sky light window, fitted carpet, fully plastered and spotlights.

- Exterior -

Front Garden

Block paved driveway to the front.

Garden Room

24' max x 12' max (7.32m max x 3.66m max) Two double glazed windows to front aspect, spotlights, radiator and laminate floor.

Rear Garden

Paved patio area, raised/covered decked area, brick BBQ, storage shed, outside tap and light and side access.











welcome to

Doulton Close, Harlow

- Three bedrooms
- Beautifully presented throughout
- Semi detached
- Two receptions
- Modern fitted kitchen with integrated appliances

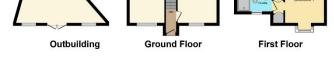
Tenure: Freehold EPC Rating: D

Council Tax Band: D



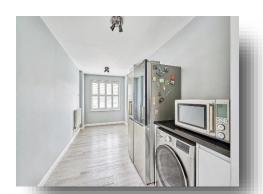
Offers over

£465,000



This floor join is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any toxin noor areas, personal details are guaranteed, they cannot be relied upon to rany purpose and they do not form part of any agreement. No liability is taken for any error, one importance of the personal relief and the

Total floor area 116.5 m² (1,254 sq.ft.) approx









Please note the marker reflects the postcode not the actual property

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Property Ref: HLO105207 - 0002 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 quidance 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.





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