



**Doulton Close, Harlow CM17 9RH**



**welcome to**

**Doulton Close, Harlow**

**\*\*GUIDE PRICE £455,000 - £465,000\*\*** A 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 its 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 window 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.



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## 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



Total floor area 116.0 m<sup>2</sup> (1,254 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 circulation 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 errors, omission or misstatement. A party must rely upon its own inspection. Forwarded by www.homesgogo.com

guide price  
**£455,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HLO105207 - 0003

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