



Fenton Grange, CM17 9PG
Harlow





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Kings Group- Church Langley are delighted to welcome to the market on a Chain Free basis THIS THREE BEDROOM DETACHED HOUSE situated in the highly sought after road of the delightful Church Langley Development - FENTON GRANGE.

As you step through the doors of this beautiful family home, you'll be greeted by the family lounge which provides the perfect place to unwind after a busy day. The separate dining room is the perfect place to enjoy a home cooked family meal and entertain guests. The kitchen, with its bright an airy ambiance with a lot of natural light coming from the South facing rear garden, benefits from having a range of wall and base units ideal for cooking up a storm. In addition to this, you will find a spacious conservatory ideal for entertaining, or simply reading a book with the views of the beautiful rear garden.

As you make your way upstairs, you will find three well-proportioned bedrooms ALL benefiting from built in wardrobes. You will also find a spacious family bathroom benefiting from a shower cubicle.

This charming family home benefits from having a South facing rear garden with side access, a garage which is ideal for storage and one parking space on the drive.

Fenton Grange is a highly desirable road within the Church Langley Development, within close proximity to local shops such as Tesco's supermarket. If you enjoy the conveniences of town life, the bustling town of Harlow is only a short drive away offering all the amenities and high street shops you could need. Fenton Grange is conveniently situated within walking distance to some of the sought after primary schools as well as in the catchment area for sought after Secondary Schools. If you commute into London, you have ease of access to the M11/M25 as well as having Train stations with in a short distance away with regular trains serving London Liverpool Street.

Properties on this sought after road are not often available.

Offers In The Region Of £440,000



- Chain Free
- Driveway and Garage
- South Facing Rear Garden
- Ease of access to M11 & A414
- Close To Local Shops And Amenities

Reception Room 14'36 x 10'41 (4.27m x 3.05m)

Double glazed bay windows to the front aspect, textured ceiling, double radiator, carpeted flooring, telephone point, TV aerial point, Power points.

Dining Room 8'09 x 9'12 (2.67m x 2.74m)

Double glazed windows to the rear aspect, coved ceiling, double radiator, carpeted flooring, power points, sliding doors leading to the conservatory.

Kitchen 7'72 x 9'20 (2.13m x 2.74m)

Double Glazed windows to the rear aspect, lino flooring, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker, gas hob, gas oven, extractor hood, sink drainer unit, door leading to the garden.

Conservatory 10'40 x 9'82 (3.05m x 2.74m)

Double Glazed windows to the rear and side aspect, tiled flooring, power points.

Bedroom One 11'43 x 10'05 (3.35m x 3.18m)

Double glazed windows to the front aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

Bedroom Two 8'70 x 10'07 (2.44m x 3.23m)

Double glazed windows to the rear aspect, textured ceiling, carpeted flooring, built in wardrobes, power points.

Bedroom Three 8'20 x 8'61 (2.44m x 2.44m)

Double glazed windows to the front aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

Family Bathroom 8'02 x 6'55 (2.49m x 1.83m)

Double glazed windows to the rear aspect, textured ceiling,

- Three Bedroom Detached Family Home
- Potential To Extend STPP
- Cul- De- Sac Location
- Catchment Area for local Schools
- Council Tax Band: E

part tiled walls, single radiator, carpeted flooring, extractor fan, shower cubicle with thermostatically controlled shower, hand was basin with pedestal, low level flush WC, carpeted flooring.

Garden 24'30 x 35'20 (7.32m x 10.67m)

Mainly Laid to lawn, South facing garden, patio area.





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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	

GROUND FLOOR

1ST FLOOR



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