



Chelsea Gardens, CM17 9RY  
Harlow







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# Chelsea Gardens, CM17 9RY

Kings Group - Church Langley are delighted to present to the market on a CHAIN FREE BASIS, this well maintained THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the ever so popular Church Langley Development - Chelsea Gardens.

In our opinion, we believe this extended property would make the perfect family home.

To the ground floor of this family home, you will be greeted by an entrance hall leading through to the spacious family lounge which is ideal for entertaining and relaxing, an ample sized kitchen benefiting from a range of wall and base units, and a separate dining room benefiting from doors leading out to the rear garden and the addition of two skylights allowing a lot of natural light. The ground floor benefits from having a utility room and a downstairs Cloakroom (W/C)

To the first floor, you will find a spacious master bedroom which can fit a Super King sized bed, also has the benefit of an en-suite. You will find a further two well proportioned bedrooms and a family bathroom benefiting from a three piece suite.

The Family home has the benefits of a two car driveway, a Garage and a spacious secluded rear garden which is mainly laid to lawn with a patio area ideal for entertaining and relaxing. There is potential to extend subject to the usual planning restraints.

Chelsea gardens is conveniently located in close proximity to local shops and amenities, as well as being in close proximity to some of the sought after Primary Schools such as: Henry Moore & Church Langley Community Primary School. Also, within close proximity to sought after Secondary Schools such as: Mark Hall Academy & Passmore Academy. There is ease of access by way of A414 to the M11/M25 serving direct links into London and

## Offers In The Region Of £450,000



- A Well Maintained Three Bedroom Semi-Detached Family Home
- Garage & Driveway
- En-suite To The Master Bedroom
- Spacious Secluded Rear Garden
- EPC Rating: C

**Lounge 15'7 x 12'10 (4.75m x 3.91m)**

Double glazed window to front aspect, coved textured ceiling, double radiator, carpeted flooring, phone point, TV aerial point, power points, under stair storage cupboard.

**Dining Room 10'4 x 8'8 (3.15m x 2.64m)**

Double glazed window to rear aspect, vertical radiator, stripped wood flooring, power points, two sky lights, doors leading to patio/garden.

**Kitchen 16'2 x 10'11 (4.93m x 3.33m)**

Double glazed window to side, tiled flooring, tiled splash backs, base and wall unit with roll top work surfaces, space for cooker, electric oven and gas hob, hooded extractor fan, drainer unit sink, space for fridge freezer, plumbing for washing machine and dishwasher, coved ceiling, spotlights, power points.

**Utility Room 4'11 x 4'1 (1.50m x 1.24m)**

Tiled flooring, plumbing for washing machine, power points, spot lights, sky light.

**W.C 4'11 x 4'2 (1.50m x 1.27m)**

Double glazed window to rear aspect, spotlights, tiled splash backs, heated towel rail, tiled flooring, mixer tap wash basin with vanity under basin, low level W.C.

**Bedroom One 12'6 x 9'5 (3.81m x 2.87m)**

Double glazed window to rear aspect, single radiator, carpeted flooring, power points.

**En-suite 9'5 x 2'5 (2.87m x 0.74m)**

Splash back walls, single radiator, laminate flooring, extractor fan, thermostatically controlled shower, wash basin, low level W.C, shaver point.

- Being Offered On A Chain Free Basis

- Ground Floor Cloakroom

- Dining Room & Utility Room

- Close To Local Schools & Amenities

- Council Tax Band: D

**Bedroom Two 11'1x 9'5 (3.38mx 2.87m)**

Double glazed window to front aspect textured ceiling, single radiator, carpeted flooring, power points, loft hatch.

**Bedroom Three 9'2x 6'5 (2.79mx 1.96m)**

Double glazed window to rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

**Family Bathroom 6'6 x 6'2 (1.98m x 1.88m)**

Double glazed window to side aspect, texture ceiling, part tiles walls, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin, low level W.C, shaver point.

**Garden**

Laid to lawn, shrub boarder, water tap.







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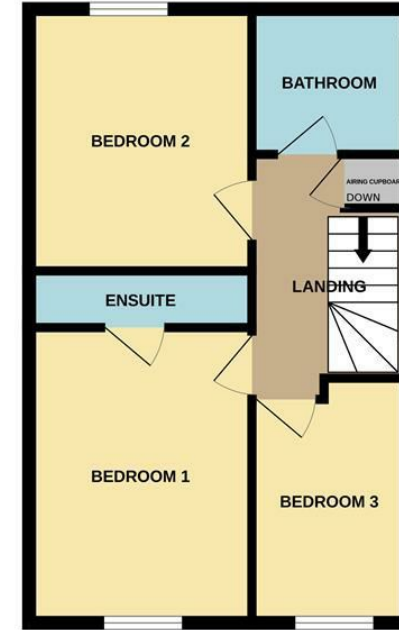
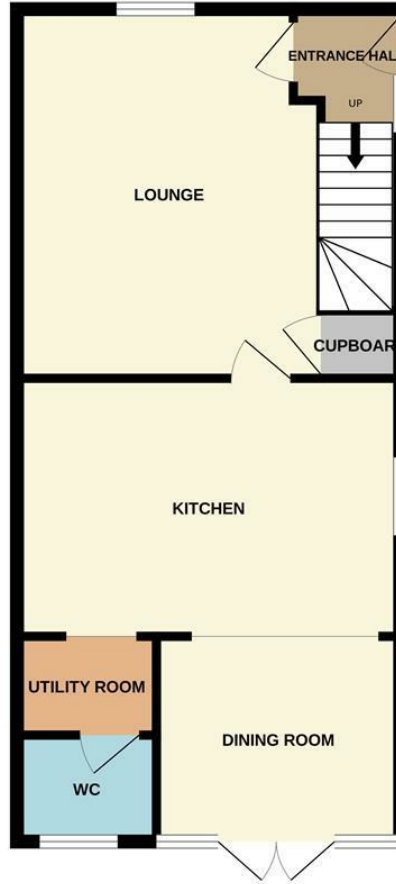


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR  
52.8 sq.m. (568 sq.ft.) approx.

1ST FLOOR  
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA: 91.2 sq.m. (981 sq.ft.) approx.  
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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