



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Doulton Close, Harlow, CM17 9RL
Offers In The Region Of £340,000

Kings Group- Church Langley are delighted to bring to the market on a Chain Free Basis, this TWO BEDROOM END OF TERRACE HOUSE situated in the ever so popular Church Langley Development, Doulton Close.

In our opinion, we believe this property would be an ideal purchase for a First Time Buyer or someone who is looking to downsize.

The property benefits from having two allocated parking spaces and a rear garden which is mainly laid to lawn with a patio area. The rear garden benefits from having side access.

To the ground floor, you will be greeted by an inviting entrance hall leading through to the spacious Lounge which is ideal for relaxing and entertaining, leading through to kitchen benefiting from a range of wall and base units with a door leading to the rear garden.

To the first floor, you will find two generous sized double bedrooms and a family bathroom benefiting from a three piece suite.

Doulton Close is conveniently situated within close proximity to local shops and amenities with likes of Tesco's Supermarket. The property is within the catchment area for some of the sought after Primary Schools such as; Henry Moore Primary School & Church Langley Community Primary School. Also within the catchment area for sought after Secondary Schools Such as Passmore Academy & Mark Hall Academy.

There is ease of access to the M11/M25 by way of the A414 providing direct links into London, Chelmsford and Stansted Airport.

To not miss out on this fantastic opportunity to make this property your dream home. Please feel free to pop us a call today to arrange a viewing!



Lounge

9'69 x 14'80 (2.74m x 4.27m)

Double glazed windows to the front aspect, textured ceilings, double radiator, carpeted flooring, phone point, TV Aerial point, Power Points.

Kitchen

12'81 x 7'76 (3.66m x 2.13m)

Double glazed windows to the rear aspect, double radiator, laminate flooring, tiled splash backs, a range of wall and base units, gas hob, electric oven, integrated extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, double glazed doors to the rear, power points.

Bedroom One

12'84 x 9'21 (3.66m x 2.74m)

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

Bedroom Two

7'76 x 11'35 (2.13m x 3.35m)

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

Family Bathroom


5'72 x 7'73 (1.52m x 2.13m)


Double glazed windows to the rear aspect, textured ceiling single radiator, laminate flooring, extractor fan, panel enclose bath with mixer taps, thermostatically controlled shower, wash basin with mixer taps, low level W.C

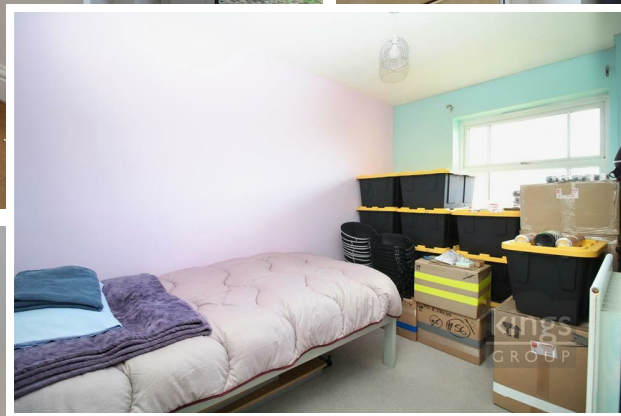
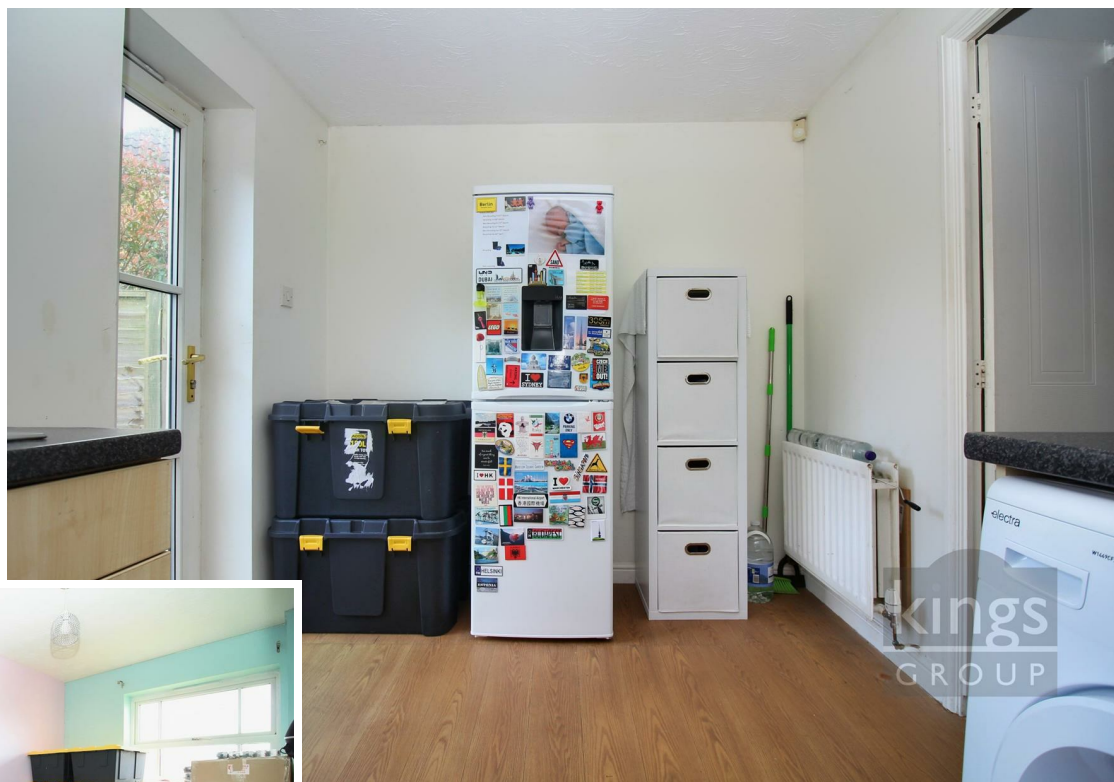
Garden

17'39 x 43'79 (5.18m x 13.11m)

Mainly laid to lawn with fence panels, side access, patio area, water tap

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

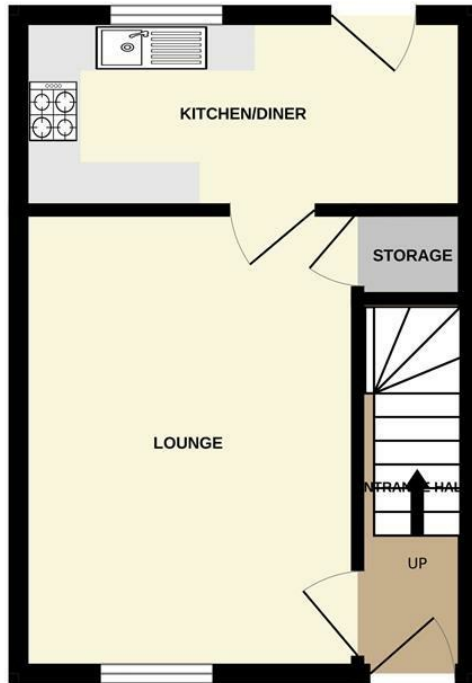
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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GROUND FLOOR
23.9 sq.m. (257 sq.ft.) approx.



1ST FLOOR
24.4 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA : 48.3 sq.m. (519 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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