



Denby Grange, CM17 9PZ
Harlow





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Kings Group- Church Langley are delighted to present to the market on a chain free basis, Four Bedroom Detached family home, ripe for modernization, nestled within the sought-after Church Langley development of Denby Grange.

Boasting a garage and driveway capable of accommodating 2-3 cars, this property offers ample space for a growing family. The ground floor features a generously sized family lounge, complemented by a separate dining room, providing versatility for everyday living and entertaining. The kitchen is equipped with a range of base and wall units, promising functionality and potential for customization to suit individual preferences. The ground floor also benefits from having a cloakroom (W.C).

To the first floor, the accommodation comprises four well-proportioned bedrooms, with the master bedroom enjoying the luxury of an en-suite bathroom, ensuring privacy and convenience. The first floor benefits from having family bathroom featuring a three piece suite.

The property boasts a south-facing rear garden providing a secluded retreat, perfect for relaxation and outdoor activities. The rear garden is mainly laid to lawn with a patio area and side access.

This family home is conveniently located within close proximity to both Primary and Secondary Schools such as: Henry Moore Primary School & Mark Hall Academy. The property is close to local shops and amenities including Tesco's Supermarket, as well as offering easy access to the M11/M25 motorway networks providing direct links into London, Cambridge & Stansted Airport.

Offers In The Region Of £500,000



- Chain Free
- Driveway & Garage
- Secluded South Facing Rear Garden
- Downstairs Cloakroom
- Council Tax Band: E

Cloakroom 2'95 x 5'81 (0.61m x 1.52m)

Double glazed windows to the side aspect, textured ceiling, tiled splash backs, vinyl flooring, wash basin, low level W.C

Lounge 11'24 x 15'52 (3.35m x 4.57m)

Double glazed windows to the front aspect, coved and textured ceiling, single radiator, carpeted flooring, electric fireplace with stone over mantelpiece, TV Aerial Point, Power points.

Kitchen 9'37 x 15'00 (2.74m x 4.57m)

Double glazed windows to the rear aspect, double radiator, vinyl flooring, tiled splash backs, a range of wall and base units with roll top work surfaces, integrated cooker, electric oven, gas hob, integrated extractor, double drainer unit, space for fridge freezer, plumbing for wash machine, textured ceiling, ceiling rose, double glazed door to the side aspect leading to garden, power points.

Dining Room 9'24 x 11'83 (2.74m x 3.35m)

Coved ceiling, double radiator, vinyl flooring, power points, double glazed sliding doors to rear garden.

Bedroom One 11'78 x 10'78 (3.35m x 3.05m)

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

En-suite 7'64 x 3'31 (2.13m x 0.91m)

Double glazed window to the side aspect, textured ceiling, spotlights, tiled splash backs, single radiator, vinyl flooring, extractor fan, shower cubicle with thermostatically controls, wash basin with separate taps, low level W.C, shaver point.

Bedroom Two 10'77 x 10'78 (3.05m x 3.05m)

Double glazed windows to the rear aspect, coved and

- Four Bedroom Detached Family Home
- Cul-De-Sac Location
- En-suite To The Master Bedroom
- Dining Room
- EPC Rating: TBC

textured ceiling, single radiator, carpeted flooring, power points.

Bedroom Three 7'57 x 10'82 (2.13m x 3.05m)

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

Bedroom Four 7'03 x 10'01 (2.21m x 3.07m)

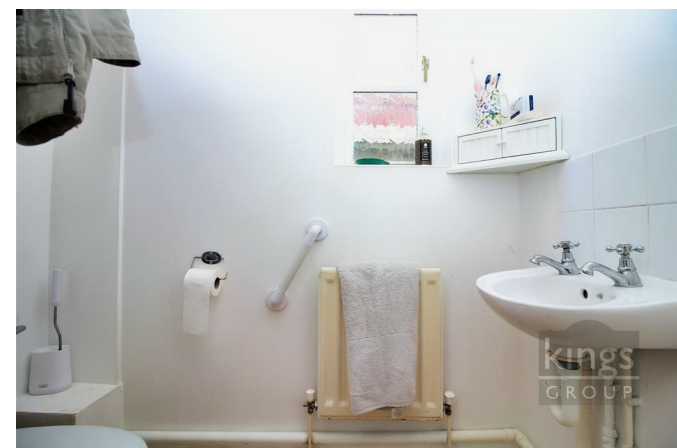
Double glazed window to the front aspect, coved and textured ceiling, single radiator, carpeted flooring, built in storage cupboard (airing cupboard with boiler) power points

Family Bathroom 7'65 x 5'51 (2.13m x 1.52m)

Double glazed windows to side aspect, textured ceiling, spotlights, tiled splash backs, single radiator, carpeted flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with vanity unit underneath, low level W.C, shaver point.

Garden

South facing, mainly laid to lawn, patio area, side access.





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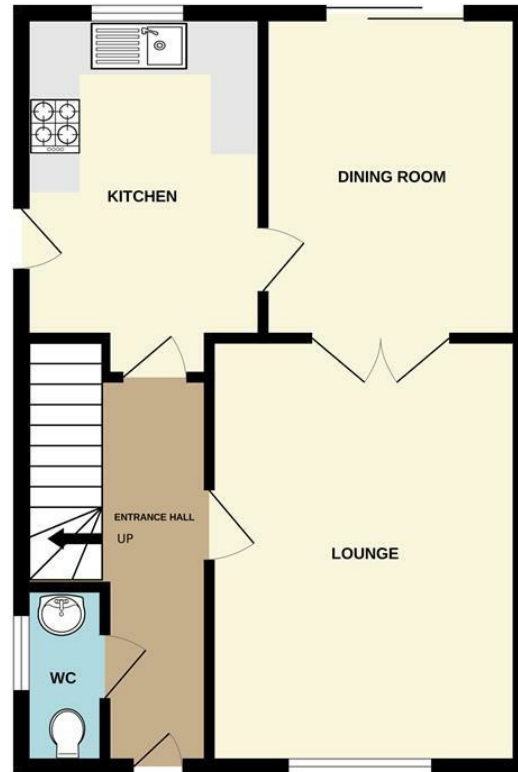
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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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