



London Road, CM17 9LH
Harlow





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Kings Group - Church Langley are delighted to offer For Sale this THREE BEDROOM DETACHED HOUSE on London Road, Hastingwood. This family home is comprised of three bedrooms, family bathroom, lounge, dining room, kitchen, utility room and downstairs WC. The property also benefits from a garage conversion, a spacious rear garden with the potential to extend STPP and a driveway. The house falls within the catchment area of Holy Cross RC Primary School and Passmores Academy, as well as sought after local secondary schools. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford and Bishops Stortford. There are also bus links to Epping Station with direct access to Liverpool Street Station via the Central Line. To arrange a viewing, please do not hesitate to get in touch.

Kings Group- Church Langley welcome to the market this, this charming Three Bedroom Detached Family Home, offering a serene retreat within easy reach of urban conveniences. Situated conveniently close to the M11/M25 junctions, this residence provides seamless access to London, Stansted, and Cambridge. As you approach, the spacious driveway easily accommodates two to three cars, ensuring parking is never a hassle.

Upon entering, the airy ambiance of the lounge and dining areas greets you, providing ample space for relaxation and entertainment. The modern fitted kitchen boasts a range of wall and base units, along with integrated appliances, ensuring culinary endeavors are both convenient and stylish. The converted garage offers versatility, serving as an additional living space or perhaps a home office, while a downstairs cloakroom adds practicality to daily routines.

Venturing upstairs, discover the tranquility of the sleeping quarters. Two generously proportioned double bedrooms and a further single bedroom offer comfortable

Offers In The Region Of £650,000



- Three Bedroom Detached House
- Potential To Extend (STPP)
- Downstairs Cloakroom
- Dining Room
- Council Tax Band: E

Entrance Hall 4'11 x 4'08 (1.50m x 1.42m)

Downstairs W/C 4'67 x 5'26 (1.22m x 1.52m)

Double glazed windows to the side aspect, part tiled walls, single radiator, tiled flooring, low level flush W.C

Lounge 25'27 x 12'26 (7.62m x 3.66m)

Double glazed windows to the front aspect, coved ceiling, double radiator, laminate flooring, phone point, TV aerial point, power points, storage cupboard.

Dining Room 13'09 x 11'90 (4.19m x 3.35m)

Double glazed windows to the rear aspect, single radiator, laminate flooring, power points, double glazed doors leading to rear garden

Kitchen 11'85 x 11'86 (3.35m x 3.35m)

Double glazed windows to rear aspect, tiled flooring,, tiled splash backs, a range of wall and base units with flat top top work surfaces, integrated oven, electric oven, gas hob, extractor hood, double drainer unit, space for fridge freezer, integrated dishwasher, double glazed door leading to rear garden, power points.

Utility Room 4'69 x 7'52 (1.22m x 2.13m)

lino flooring, power points.

First Floor Landing

Bedroom One 12'54 x 12'26 (3.66m x 3.66m)

Double glazed windows to the front aspect, double radiator, carpeted flooring, power points.

Bedroom Two 12'93 x 8'95 (3.66m x 2.44m)

Double glazed windows to the front aspect, double radiator, carpeted flooring, power points. built in storage cupboard.

- Driveway
- Recently Renovated
- Secluded South East Facing Rear Garden
- Close To M11/M25 Via Junction 7
- EPC Rating : TBC

Bedroom Three 12'11 x 5'10 (3.94m x 1.78m)

Double glazed windows to the rear aspect, double radiator, carpeted flooring, power points.

Family Bathroom 12'57 x 5'95 (3.66m x 1.52m)

Double glazed windows to the rear aspect, spotlights, tiled walls, heated towel rail, laminate flooring, extractor fan, panel enclosed bath with mixer tap, shower attachment, shower cubicle with electric power, low level flush.

Garage Conversion (Reception Room) 13'35 x 8'68 (3.96m x 2.44m)

Double glazed windows to the front aspect, single radiator, laminate flooring, power points, double glazed door leading to garden.

Garden

mainly laid to lawn with patio area, side access, south east facing, brick built shed.





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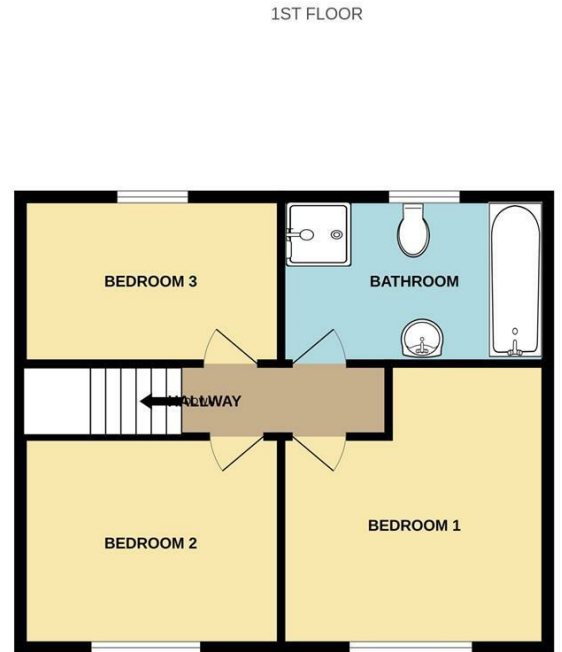
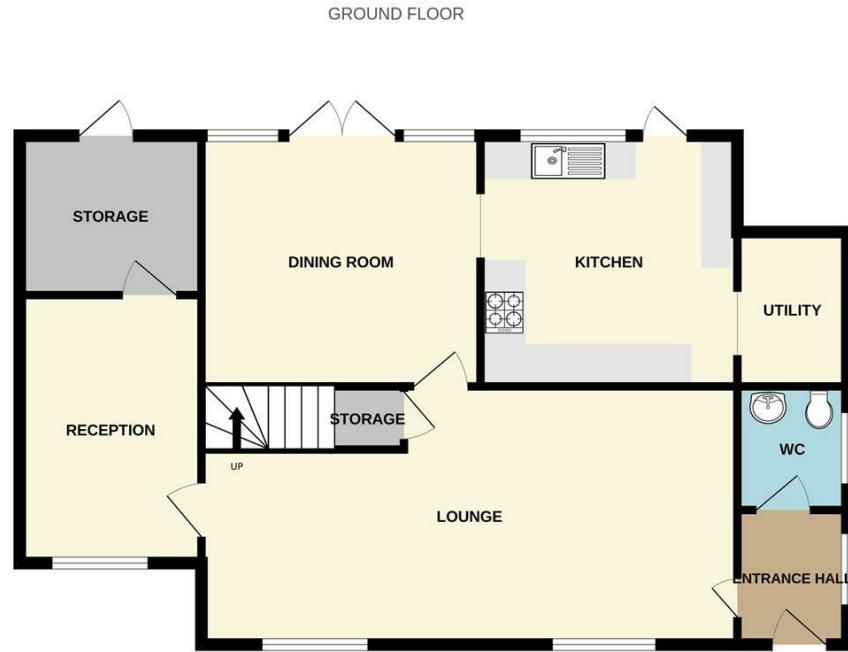
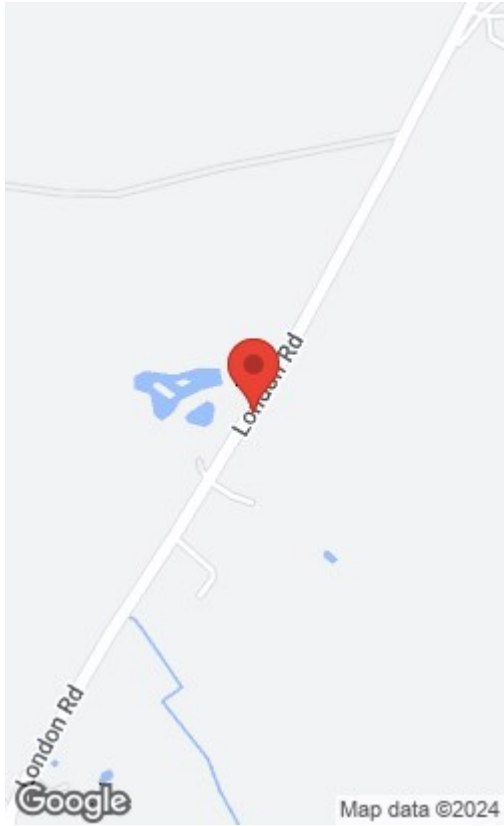


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



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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