



Albert Gardens, CM17 9QG  
Harlow





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# Albert Gardens, CM17 9QG

Welcome to this Three Bedroom Semi- Detached family home, nestled within the highly sought-after Church Langley Development, Albert Gardens,

Boasting a spacious family lounge and a kitchen/diner seamlessly connected to the garden through inviting doors, it offers an ideal setting for both relaxation and entertaining. Convenience is key with a downstairs cloakroom for guests.

While the master bedroom impresses with its built-in wardrobes, ensuring ample storage space. Two additional bedrooms provide versatility, whether for family members or home office needs, complemented by a beautiful well-appointed shower room.

Outside, a secluded low maintenance rear garden with side access offers a private retreat, perfect for enjoying the outdoors without the hassle of extensive upkeep. Further enhancing its appeal, the property benefits from allocated parking for two cars, a valuable asset in any family-friendly neighbourhood.

In addition to its inviting features, this home enjoys a prime location close to esteemed primary schools such as Henry Moore and Church Langley Community Primary School, catering to families' educational needs. Moreover, its proximity to sought-after Secondary Schools such as; Mark Hall Academy and Passmore's ensures a seamless transition for growing families. Commuting convenience is also assured, thanks to its nearness to the M11/M25, providing direct links to London, Stansted, and Cambridge, making this property not only a comfortable abode but also an excellent investment in quality living.

To uncover more about this enticing property and secure your chance to make it your own, reach out to us today. Don't wait until it's too late; call now to avoid disappointment and seize this opportunity to make this property your dream family home.

## Offers In Excess Of £415,000



- **Three Bedroom Semi-Detached Family Home**
- **Low Maintenance Secluded Rear Garden With Side Access**
- **Close To Local Shops, Schools & Amenities**
- **Well Presented Through-out**
- **Council Tax Band: D**

- **Downstairs Cloakroom**
- **Allocated Parking For Two Vehicles**
- **Close To M11/M25 Providing Direct Links Into London**
- **EPC Rating: TBC**

**Cloakroom (WC) 3'44 x 5'45 (0.91m x 1.52m)**

Double glazed windows to front aspect, textured ceiling, tiled walls, single radiator, Vinyl flooring, wash basin with mixer tap and vanity unit under, low level flush WC

extractor fan, shower cubicle with a thermostatically controlled shower, wash basin with mixer tap

**Lounge/Diner 11'95 x 14'09 (3.35m x 4.50m)**

Double glazed windows to front aspect, coved and textured ceiling, double radiator, engineered oak flooring, phone point, TV aerial point, power points, under stairs storage cupboard

**Kitchen 15'04 x 8'71 (4.67m x 2.44m)**

Double glazed windows to rear aspect, double radiator, tiled splash backs on the walls, textured ceiling, base and wall units with roll top work surfaces, marble effect work surfaces, space for cooker, gas oven and hob, extractor hood, double drainer sink unit, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, power points

**Bedroom 1 8'70 x 11'03 (2.44m x 3.43m)**

Double glazed windows to rear aspect, textured ceiling, laminate flooring, built in wardrobes, TV aerial point, power points

**Bedroom 2 8'49 x 10'29 (2.44m x 3.05m)**

Double glazed windows to front aspect, textured ceiling, laminate flooring, power points

**Bedroom 3 6'14 x 7'93 (1.83m x 2.13m)**

Double glazed windows to rear aspect, textured ceiling, laminate flooring, power points

**Family bathroom 6'33 x 5'48 (1.83m x 1.52m)**

Double glazed windows to front aspect, ceiling has spotlights, tiled walls, heated towel rail, tiled flooring,



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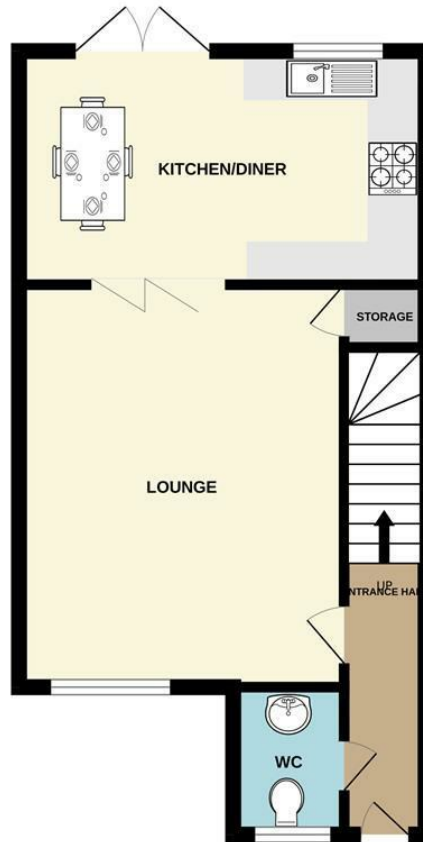
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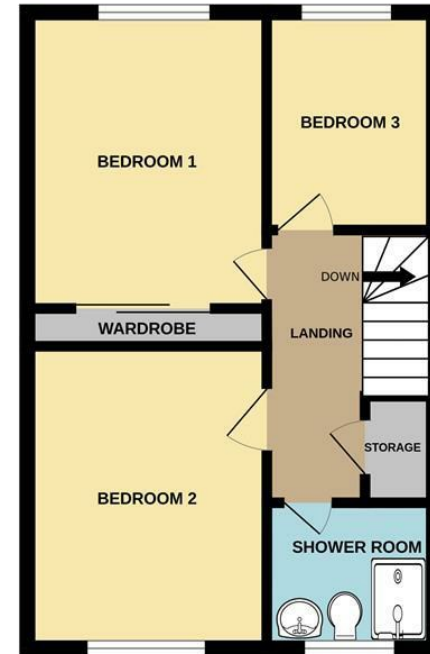
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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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