



Heathcote Gardens, CM17 9TZ  
Harlow







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# Heathcote Gardens, CM17 9TZ

Welcome to this charming Three Bedroom Link Detached Family Home located in the desirable Heathcote Gardens on the ever so popular Church Langley Development. This Family home is being offered For Sale on a CHAIN FREE basis and has the benefits of a Driveway for Two Cars.

As you step inside this immaculate family home, you are greeted by an inviting porch leading through to the spacious family lounge, perfect for cosy evenings in or lively gatherings. The modern fitted kitchen is a chef's dream, complete with a range of wall and base units, offering ample storage space for all your culinary needs. This beautiful home features a separate dining room benefiting from having ample space to host dinner parties or enjoying a family meal. In addition to the spacious lounge and dining room, there is an additional reception room benefiting from a sky light and bi-folding doors overlooking the well maintained South Facing rear garden. The convenience of a cloakroom adds a practical touch to this already impressive property.

To the first floor, you will find three well-appointed bedrooms, with two bedrooms benefiting from built in wardrobes and the third bedroom benefiting a built in storage cupboard, there is plenty of space for the whole family to unwind and recharge. The modern fitted bathroom benefits from a three piece suite.

This family home is situated in close proximity to local Shops, Schools and amenities and within close proximity to the M11/M25 providing direct links into London, Stansted and Cambridge.

Whether you're looking for a peaceful retreat or a place to create lasting memories, this house offers the perfect setting for your next chapter.

## Offers In The Region Of £550,000



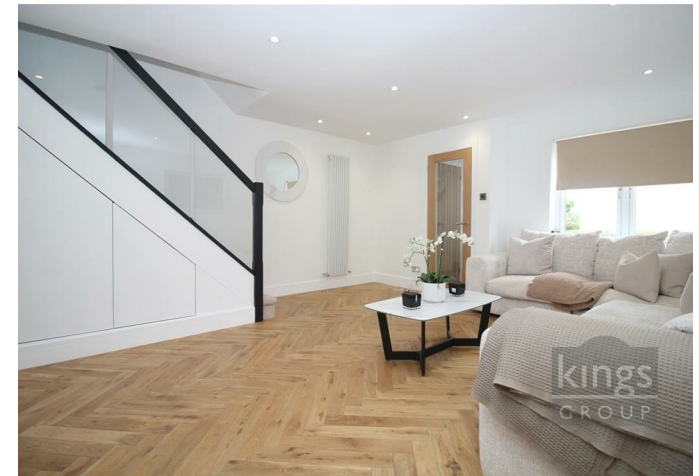
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- **Three Bedroom Link Detached Family Home**
- **Chain Free**
- **Downstairs Cloakroom**
- **Bi-Folding Doors & Skylight**
- **EPC Rating: TBC**

**Lounge 14'57 x 16'48 (4.27m x 4.88m)**

Double glazed windows to the front aspect, double radiator, wood flooring, power points, TV aerial point, phone point, textured ceiling, spotlights.

**Kitchen 14'63 x 9'02 (4.27m x 2.79m)**

Double glazed windows to the rear aspect, tiled flooring, tiled splash backs, a range of wall and base units with flat top work surfaces, integrated cooker, electric oven, electric hob, integrated extractor fan, double drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights, power points.

**Dining Room 8'70 x 16'31 (2.44m x 4.88m)**

Double glazed doors leading to the rear garden, vertical radiator, tiled flooring, spotlights, power points, French doors leading to the garden.

**Reception Room 14'70 x 9'95 (4.27m x 2.74m)**

Bi-folding doors leading to rear garden, skylight, tiled flooring, power points.

**Cloakroom 2'50 x 5'47 (0.61m x 1.52m)**

Double glazed windows to the front aspect, single radiator, tiled flooring, hand wash basin with mixer taps, low level flush W.C, tiled splash backs.

**Bedroom One 12'51 x 8'50 (3.66m x 2.44m)**

Double glazed windows to the front aspect, single radiator, carpeted flooring, TV aerial point, power points, spotlights, built in wardrobes.

**Bedroom Two 8'53 x 10'48 (2.44m x 3.05m)**

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points, built in wardrobes.

- **Driveway**
- **Immaculate Condition**
- **South Facing Garden**
- **Recently Extended**
- **Council Tax Band: D**

**Bedroom Three 5'80 x 8'71 (1.52m x 2.44m)**

Double glazed windows to rear aspect, single radiator, carpeted flooring, power points, built in storage cupboard.

**Bathroom 5'51 x 6'05 (1.52m x 1.96m)**

Double glazed windows to the rear aspect, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps, thermostatically controlled shower, hand wash basin with mixer taps, shaver point, tiled flooring.

Tenure: Freehold

Build: Standard Construction

Flood Risk: Very Low

Parking: Driveway For Two Cars

Council Tax Band: D

EPC Rating: TBC







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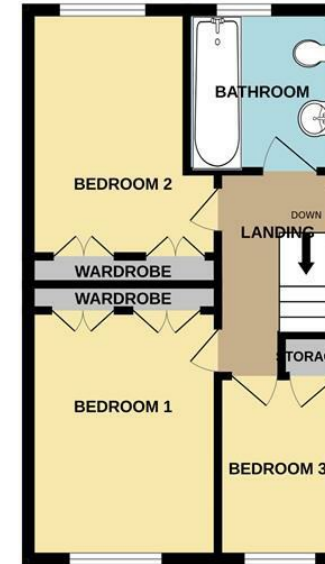


Energy Efficiency Rating	
Current	Potential
	81
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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