



Whieldon Grange, CM17 9WG
Harlow





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Welcome to this Impressive Four Bedroom Detached Family home, nestled in the charming Whieldon Grange of the Church Langley Development. Situated in a cul-de-sac location, this family home offers a perfect blend of comfort and style with the added convenience of a driveway for multiple cars.

As you step inside into the inviting entrance hall, you are greeted by a spacious family lounge with doors leading to the rear garden, perfect for relaxing or entertaining guests. The kitchen is a highlight, boasting a range of wall and base units, ideal for whipping up delicious meals. Additionally, the separate dining room offers a wonderful space for family dinners or hosting dinner parties. There is the added benefit of an office room which is ideal for someone who works from home. The utility room adds convenience to your daily chores, making laundry a breeze.

The double garage has been converted into another reception room or has the potential of an annex as the garage has the benefits of its own front door. The secluded rear garden is mainly laid to lawn with a patio area which is ideal for relaxing.

To the first floor, you will find the master bedroom which has the added luxury of an en-suite and built in wardrobes providing ample storage space. There are three additional well proportioned bedrooms which is convenient for a growing family. The family bathroom has the benefit of a three piece suite.

Whieldon Grange is a sought after road within the Church Langley Development, having shops and amenities close-by, including Tesco supermarket and good schooling options such as Henry Moore & Church Langley Primary along with sought after secondary schools including Mark Hall, Passmore and Leventhorpe Academies. There is good access to the A414 & M11 providing direct links to London, Cambridge & Stansted.

Offers In The Region Of £600,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **DRIVEWAY FOR MULTIPLE VEHICLES**
- **SOUTH FACING REAR GARDEN**
- **EN-SUITE TO THE MASTER BEDROOM**
- **EPC RATING: D**

Entrance Hall 6'87 x 17'65 (1.83m x 5.18m)

Stairs to the first floor landing, storage cupboard, coved and textured ceiling, laminate flooring, power point.

W.C 5'66 x 3'08 (1.52m x 1.12m)

Double glazed windows to the side aspect, textured ceiling, part tiled walls, heated towel rail, vinyl flooring, wash basin with separate taps, low level W.C

Lounge 17'43 x 13'50 (5.18m x 3.96m)

Double glazed windows to the side and rear aspect, coved ceiling, double and single radiator, laminate flooring, electric fireplace with wooden over mantle piece, TV aerial point, power points, doors leading to rear garden.

Dining Room 11'08 x 10'32 (3.56m x 3.05m)

Double glazed windows to the rear aspect, coved ceiling, double radiator, single radiator, carpeted flooring, phone point, power points.

Study 10'4 x 9'67 (3.15m x 2.74m)

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

Kitchen 14'35 x 9'09 (4.27m x 2.97m)

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

Utility 5'87 x 6'26 (1.52m x 1.83m)

Double glazed windows to the front aspect, textured ceiling, tiled flooring, single radiator, double drainer unit with mixer tap, plumbing for washing machine, extractor fan, power points, boiler, door leading to the converted garage.

Master Bedroom 11'23 x 12'06 (3.35m x 3.81m)

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

- **CONVERTED DOUBLE GARAGE - POTENTIAL FOR AN ANNEXE**
- **DOWNSTAIRS CLOAKROOM**
- **QUIET CUL-DE-SAC LOCATION**
- **THREE RECEPTION ROOMS**
- **COUNCIL TAX BAND: F**

En-suite 5'56 x 5'12 (1.52m x 1.52m)

Double glazed windows to the side aspect, textured ceiling, part tiled walls, heated towel rail, vinyl flooring, extractor fan, shower cubicle with electric shower, wash basin with separate taps, low level W.C, shaver point.

Bedroom Two 11'11 x 11'94 (3.63m x 3.35m)

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

Bedroom 3 10'54 x 7'27 (3.05m x 2.13m)

Double glazed windows to front aspect, coved and textured ceiling, single radiator, carpeted flooring, built in storage cupboard, power points.

Bedroom 4 10'36 8'47 (3.05m 2.44m)

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

Family Bathroom 6'32 x 6'83 (1.83m x 1.83m)

Double Glazed windows to the front aspect, textured ceiling, part tiled walls, heated towel rail, vinyl flooring, panel enclosed bath with mixer taps and shower attachment, wash basin with separate taps, low level W.C, shaver point.

Converted Garage 16'09 x 20'74 (5.11m x 6.10m)

Double glazed windows to rear aspect, coved ceiling, carpeted flooring, power points, spotlights, door leading to rear garden. own front door leading from the front of the property as well as up and over door.

Garage Cloakroom 5'16 x 4'98 (1.52m x 1.22m)

Double glazed windows to the rear aspect, tiled flooring, wash basin with mixer tap, low level W.C, heated towel rail.

Garden

mainly laid to lawn with patio area, side access, south facing.

Flood Risk:

Build: Standard Construction

Tenure: Freehold

Double Garage: Converted into annex - Reception Room

Parking: Driveway for multiple cars





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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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