



Ashworth Place, CM17 9PU
Harlow





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Kings Group are delighted to present to the market on a Chain Free Basis, this FOUR BEDROOM DETACHED FAMILY HOME situated in the ever so popular Church Langley Development, Ashworth Place.

This family home benefits from having a Driveway for 3-4 vehicles and a Garage. The property also benefits from having a rear garden which is mainly laid to lawn with a patio area which is ideal for entertaining.

To the ground floor, you will be greeted by an inviting porch leading through to the spacious family lounge, separate dining room, great sized kitchen benefiting from a range of wall and base units, utility room. The ground floor has the benefits of a cloakroom (W/C) and an additional reception room.

To the first floor, you will find the master bedroom benefiting from a four piece en-suite as well as three well proportioned bedrooms. The first floor has the addition of a family bathroom benefiting from a three piece suite.

Ashworth place is conveniently situated with the catchment area of some of the sought after Primary Schools such as: Henry Moore Primary School & Church Langley Community Primary School. Also, within the catchment area for sought after Secondary Schools such as; Passmores Academy & Mark Hall Academy. The property is within close proximity to local shops and amenities. There is ease of access to the M11/M25 by way of the A414 providing direct links into London, Chelmsford and Stansted Airport.

To not miss out on this fantastic opportunity to make this property your dream family home, Call us today to arrange a viewing!

Offers In The Region Of £600,000



- NO ONWARD CHAIN
- DOUBLE GARAGE
- UTILITY ROOM
- DRIVEWAY FOR 3-4 CARS
- EPC RATING: C

Porch 8'77 x 5'07 (2.44m x 1.70m)

Double glazed windows to the front aspect, single radiator, carpeted flooring.

Hallway 14'74 x 9'83 (4.27m x 2.74m)

Lounge 11'53 x 26'52 (3.35m x 7.92m)

Double glazed bay window to the front aspect, coved and textured ceiling, double radiator, carpeted flooring, power points, TV aerial point.

Dining Room 9'82 x 16'12 (2.74m x 4.88m)

Double glazed bay window to the rear, coved and textured ceiling, double radiator, carpeted flooring, open style fire place, with tile surround, wooden over mantle, phone point, TV aerial point, power points.

Reception Room 12'91 x 14'69 (3.66m x 4.27m)

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

Kitchen 10'40 x 11'86 (3.05m x 3.35m)

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

Utility Room 6'78 x 5'89 (1.83m x 1.52m)

Double glazed windows to the side aspect, vinyl flooring, tiled splashbacks, single radiator, plumbing for washing machine, power points.

Downstairs toilet 3'26 x 6'71 (0.91m x 1.83m)

Double glazed opaque windows to the side aspect, coved and textured ceiling, single radiator, vinyl flooring, extractor fan, wash basin with separate taps, low level w.c

- FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE PROXIMITY TO LOCAL SHOPS,SCHOOLS & AMENITIES
- COUNCIL TAX BAND: G

Bedroom One 16'60 x 14'96 (4.88m x 4.27m)

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

En-suite 7'59 x 9'16 (2.13m x 2.74m)

Double glazed opaque windows to the side and rear aspect, textured ceiling, part tiled walls, single radiator, laminate flooring,, extractor fan, panel enclose bath with mixer taps, shower cubicle with electric power shower, wash basin with separate taps, low level w.c

Bedroom Two 8'82 x 11'62 (2.44m x 3.35m)

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

Bedroom Three 9'67 x 11'03 (2.74m x 3.43m)

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

Bedroom Four 9'23 x 10'22 (2.74m x 3.05m)

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

Family Bathroom 6'93 x 8'86 (1.83m x 2.44m)

Double glazed opaque windows to the rear aspect, textured ceiling, part tiled walls, single radiator, vinyl flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash basin with separate taps, low level w.c

Garden

Mainly laid to lawn with patio area.





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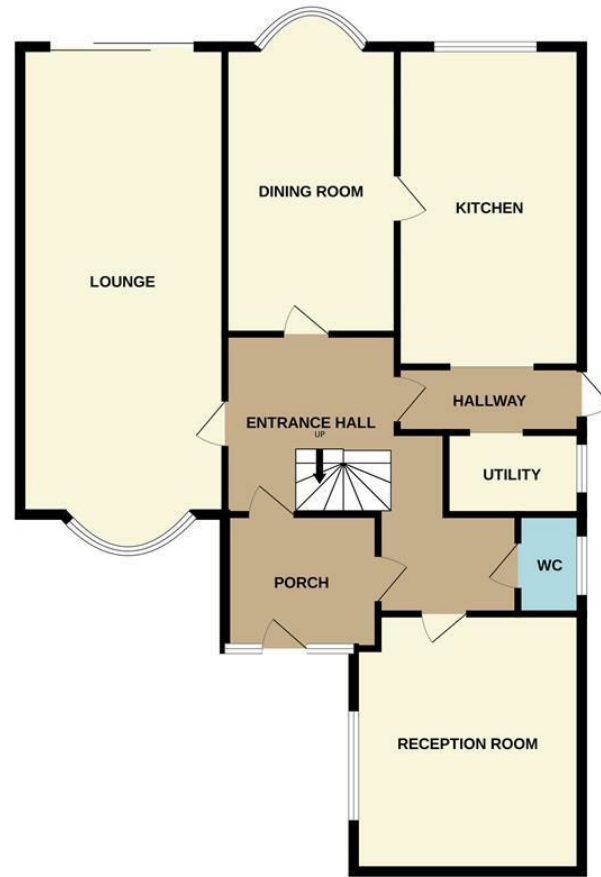


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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