



Ashworth Place, CM17 9PU
Harlow





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Welcome to Ashworth Place, located in the desirable Church Langley Development - a stunning FIVE BEDROOM DETACHED FAMILY HOME that offers the perfect blend of space and comfort for growing families. The convenience of a garage and a driveway provides parking for multiple vehicles.

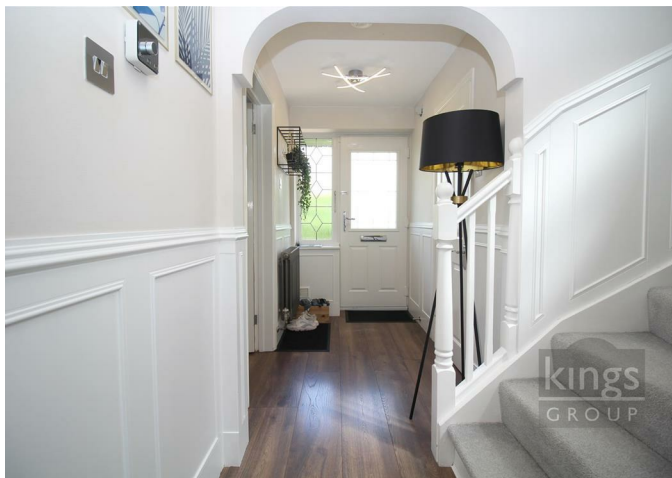
As you step into the inviting entrance hall, you are greeted by a spacious family lounge featuring a beautiful bay window, allowing natural light to flood the room. The kitchen is equipped with a range of wall and base units, perfect for whipping up delicious meals. Additionally, there is a dining room and utility room, providing convenience and functionality for your daily activities. The downstairs cloakroom provides convenience for guests. The rear garden is westerly facing and is conveniently mainly laid to lawn with a patio area making it perfect for relaxing and has the benefits of side access.

On the first floor, the beautiful master bedroom is a true retreat, complete with an en-suite bathroom and built-in wardrobes, offering both luxury and practicality. The first floor features three additional well proportioned bedrooms and a family bathroom benefiting from a three piece suite. To the top floor, you will find an additional spacious bedroom which is being utilities as a cinema room benefiting from ample eves storage space.

This property is conveniently situated for families that are looking to live within the catchment for Local Primary & Secondary Schools. The property is within a short distance away from local shops and amenities. Furthermore, there is ease of access to the M11/M25 providing direct links into London, Cambridge & Stansted.

Located in the charming area of Church Langley, Harlow - This house is not just a property, but a place to call home. Don't miss the opportunity to make this delightful house your own and create lasting memories in this wonderful space.

Offers In Excess Of £600,000



- AN IMMACULATE FIVE BEDROOM DETACHED FAMILY HOME
- DRIVEWAY FOR MULTIPLE CARS
- EN-SUITE TO THE MASTER BEDROOM
- DINING ROOM
- VIEWING IS HIGHLY ADVISED

Cloakroom (WC)

Double glazed windows to front aspect, single radiator, stripped wood flooring, wash basin with mixer tap, low level flush WC, built in storage cupboard

Lounge 14'11 x 11'2 (4.55m x 3.40m)

Double glazed bay windows to front aspect, spotlights, single radiator, stripped wood flooring, wooden over mantelpiece with gas fire, power points, TV aerial points.

Dining Room 12'0 x 8'3 (3.66m x 2.51m)

Vertical radiator, stripped wood flooring, power points, double glazed French doors leading to garden

Kitchen

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

Utility Room 6'0 x 4'11 (1.83m x 1.50m)

Double glazed windows to side aspect, coved textured ceiling with spotlights, single radiator, striped wood flooring, plumbing for washing machine, combi boiler

Bedroom One

Double glazed window to the front aspects, coved and textured ceiling, single radiator, stripped wood flooring, built in wardrobes, power points.

En-suite

Double glazed windows to the side aspect, tiled flooring, tiled splash backs, extractor fan, shower cubicle with thermostatically controls, wash basin with mixer tap and vanity unit underneath, low level w.c

- GARAGE
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- SOUGHT AFTER ROAD IN CHURCH LANGLEY
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

Bedroom Two (Loft Room) 13'3 x 19'9 (4.04m x 6.02m)

Double glazed window to the front and side aspects, spotlights, stripped wood flooring, eves storage, power points.

Bedroom Three 7'9 x 10'1 (2.36m x 3.07m)

Double glazed window to the rear aspects, coved and textured ceiling, stripped wood flooring, built in storage cupboard, built in wardrobes, power points.

Bedroom Four 6'11 x 8'3 (2.11m x 2.51m)

Double glazed window to the rear aspects, coved and textured ceiling, stripped wood flooring, built in storage cupboard, built in wardrobes, power points.

Bedroom Five 6'11 x 8'3 (2.11m x 2.51m)

Double glazed windows to the front aspect, coved textured ceiling, single radiator, stripped wood, power points.

Family Bathroom

Double glazed windows to the rear aspect, tiled flooring, single radiator, tiled walls, panel enclosed bath with mixer taps and shower attachment, electric shower, wash basin with mixer tap, low level w.c, shaver point.

Garage 16'5 x 8'8 (5.00m x 2.64m)

Garden

Mainly laid to artificial grass with patio area.

Flood Risk: High

Build: Standard Construction

Tenure: Freehold

Parking: Driveway For Multiple Cars & Garage

EPC Rating: D

Council Tax Band: F

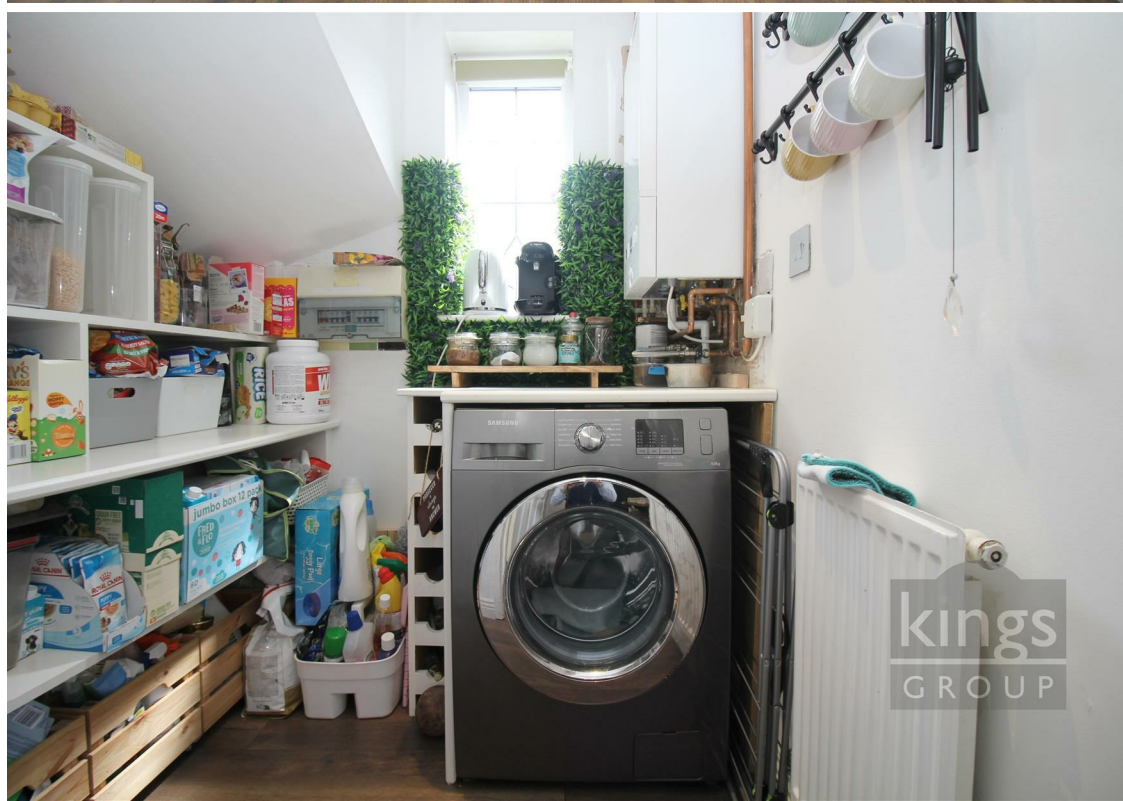




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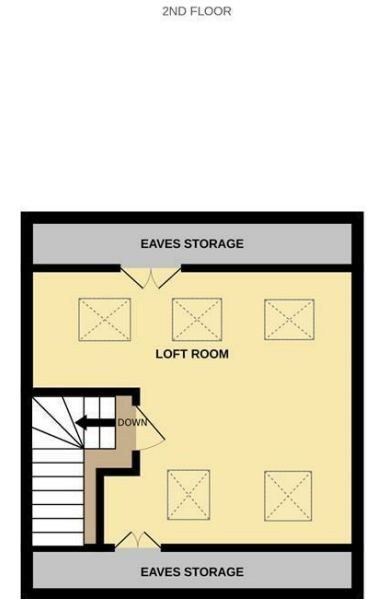
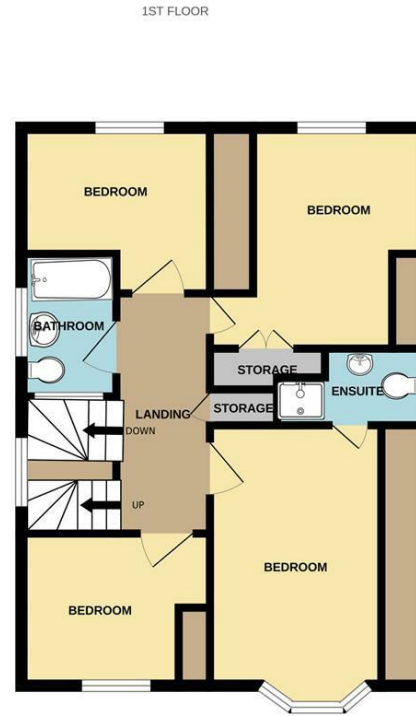


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	65

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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