



Heathcote Gardens, CM17 9TZ
Harlow





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Kings Group- Church Langley are delighted to present to the market, this charming, chain-free, three-bedroom link-detached family home located on Heathcote Gardens in the highly sought-after Church Langley development. This property boasts a convenient garage and a driveway with space for one car.

As you enter through the inviting porch, you are welcomed into a spacious family lounge, perfect for relaxation and gatherings. The ground floor also features a generously sized fitted kitchen/diner equipped with a range of wall and base units, providing ample storage space. The kitchen opens up to a delightful rear garden, creating an ideal setting for indoor-outdoor living. Additionally, there is a handy downstairs cloakroom for added convenience.

On the first floor, the master bedroom offers a peaceful retreat, complete with built-in wardrobes and an en-suite bathroom. An additional double bedroom also benefits from built-in wardrobes, ensuring plenty of storage. The third bedroom is a comfortable single room, suitable for a child or as a home office. The family bathroom is well-appointed with a three-piece suite, providing everything needed for a relaxing bath or quick shower. The secluded rear garden is mainly laid to lawn, featuring a lovely patio area, perfect for outdoor entertaining and enjoying sunny days in privacy.

This property is ideally located close to local schools, shops, and amenities, making it an excellent choice for families. Its proximity to the M11 and M25 motorways offers direct links to London, Stansted, and Cambridge, making commuting straightforward.

Don't miss this fantastic opportunity to own a wonderful family home in a prime location. Call us today to arrange a viewing and secure your dream home.

Offers In The Region Of £425,000



- THREE BEDROOM LINK DETACHED FAMILY HOME
- DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- SECLUDED REAR GARDEN
- KITCHEN/DINER

Hallway

Double glazed windows to side aspect, single radiator, wood flooring

Cloakroom (WC) 2'63x5'70 (0.61mx1.52m)

Double glazed windows to front aspect, textured ceiling, tiled splash backs, single radiator, wood flooring, wash basin with vanity unit under, low level flush WC

Lounge 14'56x17'72 (4.27mx5.18m)

Double glazed windows to front aspect, textured ceiling, double radiator, carpeted flooring, phone point, TV aerial point, power points

Kitchen/Diner 14'38x9'06 (4.27mx2.90m)

Double glazed windows to rear aspect, double radiator, tiled splash backs, integrated cooker, gas hob, extractor fan, drainer unit, integrated fridge freezer, plumbing for washing machine, integrated dishwasher, textured ceiling, double glazed doors leading to garden, power points

Bedroom 1 8'57x11'56 (2.44mx3.35m)

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

En Suite 8'48x4'34 (2.44mx1.22m)

Double glazed windows to side aspect, textured ceiling, part tiled walls, single radiator, carpeted flooring, extractor fan, thermostatically controlled shower, wash basin with vanity unit under, low level flush WC, shaver point

Bedroom 2 8'07x10'52 (2.62mx3.05m)

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

- CHAIN FREE
- GARAGE
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- CLOSE PROXIMITY TO THE M11/M25

Bedroom 3 5'75x8'71 (1.52mx2.44m)

Double glazed windows to front aspect, textured ceiling, single radiator, carpeted flooring, power points

Family bathroom 6'14x5'52 (1.83mx1.52m)

Double glazed windows to rear aspect, textured ceiling, part tiled walls, double radiator, vinyl flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with vanity unit under, low level flush, shaver point

Garden

Mainly laid to lawn with patio area, access to the garage.

Flood Risk: Low

Build: Standard Construction

Tenure: Freehold

Parking: Driveway & Garage





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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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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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