



Davenport, CM17 9TJ  
Harlow





# Davenport, CM17 9TJ

This charming TWO BEDROOM MID TERRACE HOUSE, offered on a CHAIN FREE basis, is located in the sought-after Davenport area of the Church Langley development. The property boasts allocated parking directly in front, ensuring convenience for residents.

In our opinion, we believe this fantastic home would be an ideal purchase for a FIRST TIME BUYER or someone looking to downsize.

Upon entering, you are welcomed by an inviting entrance hall that leads seamlessly into the spacious open-plan lounge, kitchen, and dining area. The kitchen is well-appointed with a range of wall and base units, perfect for modern living. The conservatory, bathed in natural light, opens out onto the rear garden, offering a perfect space for relaxation.

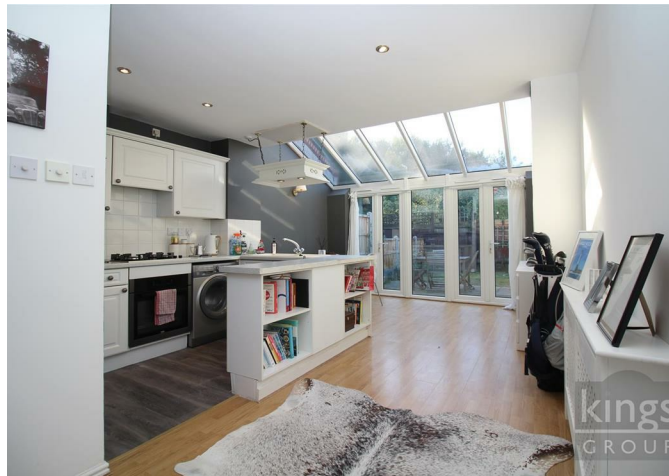
Upstairs, the first floor accommodates two generously sized double bedrooms, providing ample space for a growing family or guests. The family bathroom features a three-piece suite, offering both style and functionality. The property benefits from an abundance of natural light throughout, enhancing the welcoming atmosphere.

Outside, the secluded rear garden provides a private space for outdoor enjoyment, perfect for gardening, dining, or simply unwinding after a long day.

Located close to local shops and amenities, this home is ideal for families, with both primary and secondary schools nearby. Excellent transport links via the M11 and M25 provide easy access to Stansted Airport, Cambridge, and London, making it a prime location for commuters.

This property is sure to attract significant interest, so book a viewing today to avoid disappointment.

## Offers In The Region Of £350,000



- TWO BEDROOM MID TERRACE HOUSE
- IDEAL PURCHASE FOR FIRST TIME BUYER
- OPEN PLANNED LAYOUT
- DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION

**Lounge 14'5 x 9'11 (4.39m x 3.02m)**

Double glazed windows to the front aspect, double radiator, laminate flooring, TV Aerial Point, power points, under stairs storage cupboard.

**Kitchen 10'10 x 6'3 (3.30m x 1.91m)**

Laminate flooring, a range of wall and base units with roll top work surfaces, gas hob, electric oven, integrated extractor fan, double drainer unit, space for washing machine, space for fridge freezer, space for dishwasher, spotlights, power points.

**Dining Area 10'10 x 6'10 (3.30m x 2.08m)**

Laminate flooring, power points

**Conservatory 13'1 x 7'3 (3.99m x 2.21m)**

Double glazed windows to the rear aspect, double radiator, laminate flooring, power points.

**Bedroom One 13'1 x 11'5 (3.99m x 3.48m)**

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

**Bedroom Two 12'11 x 6'7 (3.94m x 2.01m)**

Double glazed windows to the rear aspect, textured ceiling, carpeted flooring, power points.

**Family Bathroom 6'7 x 6'5 (2.01m x 1.96m)**

Double glazed windows to the rear aspect, spotlights, single radiator, vinyl flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps, low level W.C, shaver point.

**Garden**

Mainly laid to grass with patio area, rear access.

- DRIVEWAY
- CHAIN FREE
- SECLUDED REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- BOASTING ABUNDANCE OF NATURAL LIGHT

Tenure: Freehold

Build: Standard Construction

Flood Risk: River & seas - Low, Surface Water - High

Parking: Two Allocated Parking To The Front





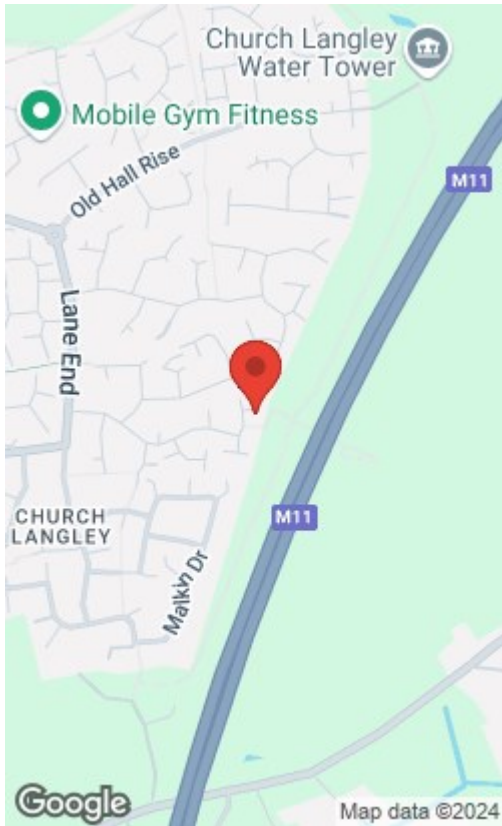


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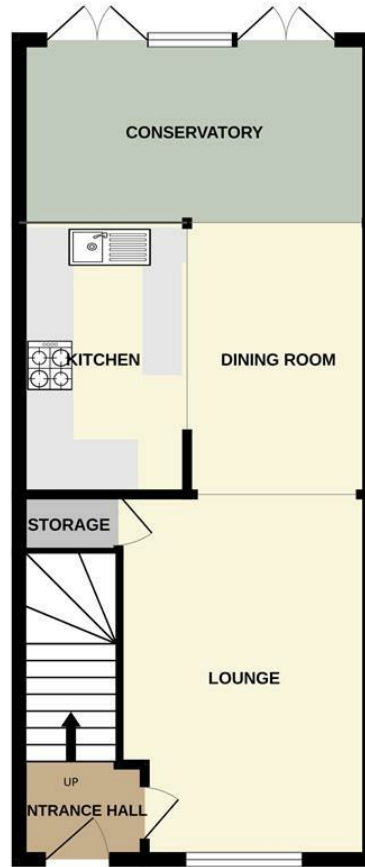


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <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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