



Hadley Grange, CM17 9TB  
Harlow





# Hadley Grange, CM17 9TB

Guide Price £260,000 - £280,000

Welcome to this charming ONE BEDROOM END OF TERRACED HOUSE located in the picturesque Hadley Grange, on the ever so popular Church Langley Development. Convenience is key with this property as it comes with two allocated parking spaces, ensuring you never have to worry about finding a place to park after a busy day out and about.

This property boasts a spacious open-planned kitchen/lounge fitted with a range of modern wall and base units, perfect for entertaining guests or simply relaxing after a long day.

The house features a generously sized double bedroom benefiting from built in wardrobes, ideal for creating a cosy retreat for yourself. The family bathroom boasts a three piece suite with shower cubicle.

Additionally, the property has the added convenience of a conservatory which is currently being used as a dining room. The rear garden is well-maintained and low maintenance, providing a lovely outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening.

The property is situated in close proximity to local shops, schools and amenities. The M11/M25 via Junction 7 is a short distance away providing direct links into London, Stansted and Cambridge making daily commutes a breeze.

Whether you are a first-time buyer looking to step onto the property ladder or someone seeking a peaceful abode in a desirable location, this house offers a wonderful opportunity to create a comfortable and welcoming home. Don't miss out on the chance to make this lovely property your own in the heart of Church Langley.

Guide Price £260,000



- ONE BEDROOM END OF TERRACE HOUSE
- LOW MAINTENCE REAR GARDEN
- SIDE & REAR ACCESS TO THE GARDEN
- CLOSE TO LOCAL SHOPS & AMENITIES
- OPEN PLANNED KITCHEN/LOUNGE

- TWO ALLOCATED PARKING SPACES
- CONSERVATORY
- GREAT FIRST TIME PURCHASE
- CLOSE TO LOCAL PRIMARY & SECONDARY SCHOOLS
- DOUBLE BEDROOM

**Kitchen & Lounge 17'0 x 13'1 (5.18m x 3.99m)**

**Kitchen:**

Double glazed window to side aspect, part tiled walls, laminate flooring, single radiator, a range of wall and base units with roll top work surfaces, space for cooker, gas hob, electric oven, extractor fan, double drainer unit, power points.

**Lounge:**

Laminate flooring, single radiator, under stairs storage cupboard, power points.

**Conservatory 8'6 x 7'6 (2.59m x 2.29m )**

Double glazed window to the side and rear aspect, laminate flooring, power points.

**Bedroom 10'9 x 9'6 (3.28m x 2.90m)**

Double glazed windows to the front aspect, laminate flooring, built in storage cupboard, power points.

**Bathroom 10'9 x 9'6 (3.28m x 2.90m)**

Double glazed windows to the rear aspect, spot lights, laminate flooring, heated towel rail, shower cubicle with thermostatically controls, extractor fan.

**Rear Garden 21'7 x 26'2 (6.58m x 7.98m)**

Mainly laid to grass with patio area, side and rear access.

Flood Risk: Low

Tenure: Freehold

Construction: Standard

Parking: Two Allocated Parking Spaces





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GROUP





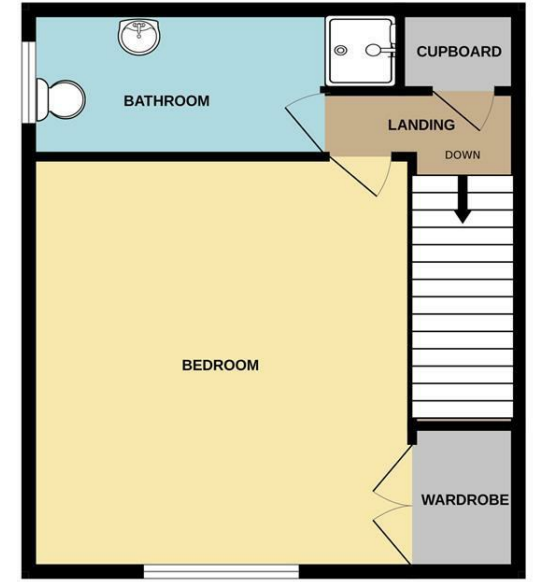
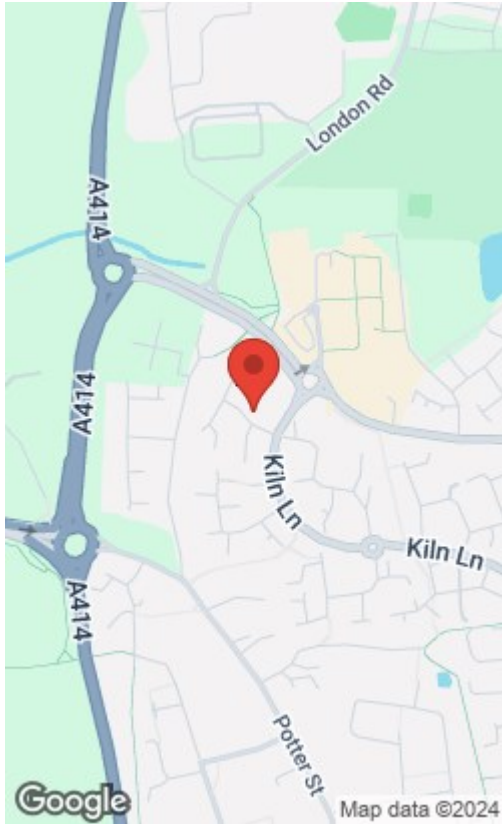
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
(92 plus) A			
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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