



Albert Gardens, CM17 9QF  
Harlow





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# Albert Gardens, CM17 9QF

Kings Group are delighted to present to the market, this charming FOUR/FIVE BEDROOM DETACHED FAMILY HOME nestled in the highly sought-after Albert Gardens within the popular Church Langley Development. The property boasts a private driveway with space for two cars and a garage, providing ample parking.

As you step inside, an inviting entrance hall leads to a spacious family lounge/diner, perfect for entertaining or relaxing. The bright conservatory opens directly onto the rear garden, enhancing the home's indoor-outdoor living appeal. The modern fitted kitchen features a range of wall and base units, offering plenty of storage and worktop space, while a convenient downstairs cloakroom completes the ground floor.

Upstairs, the first floor is home to a generous master bedroom with its own en-suite for added privacy. A second well-proportioned bedroom and an additional single bedroom or potential office space share the family bathroom, making this floor ideal for families. The second floor offers two further double bedrooms, each benefitting from eaves storage, maximizing the home's available space and providing extra storage space for growing families or guests.

Outside, the rear garden has been thoughtfully designed for low-maintenance living, with an artificial lawn and patio area, perfect for outdoor dining and relaxing. Side access adds practicality, making this an ideal home for families looking for space, comfort, and modern amenities in the desirable Church Langley area.

To not miss out on this amazing opportunity to own this beautiful family home, contact us today to arrange a viewing!

## Offers In The Region Of £575,000



- **FOUR/ FIVE BEDROOM DETACHED FAMILY HOME**
- **CONSERVATORY**
- **EN-SUITE TO THE MASTER BEDROOM**
- **SECLUDED REAR GARDEN**
- **CLOSE TO THE M11/M25**

**Lounge / Dining room 18'74x17'60 (5.49mx5.18m)**

Double glazed windows to front and rear aspect, double radiator, wood flooring, TV aerial point, power points, under stairs storage cupboard

**Kitchen 10'38x17'50 (3.05mx5.18m)**

Double glazed windows to side aspect, tiled flooring, single radiator, tiled splash backs, integrated cooker, electric oven, electric hob, drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, double glazed door.

**Downstairs Cloakroom (WC) 4'42x4'20 (1.22mx1.22m)**

Double glazed windows to front aspect, tiled splash backs, single radiator, tiled flooring, wash basin with mixer tap, low level flush WC

**Bedroom One 10'67x11'21 (3.05mx3.35m)**

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

**En-suite 6'13x6'20 (1.83mx1.83m)**

Double glazed windows to rear aspect, part tiled walls, single radiator, wood flooring, extractor fan, thermostatically controlled shower, wash basin with mixer tap, low level flush WC, shaver point

**Bedroom Two 10'49x11'02 (3.05mx3.40m)**

Double glazed windows to side and rear aspect, double radiator, carpeted flooring, eaves storage cupboard, power points

**Bedroom Three 9'99x11'02 (2.74mx3.40m)**

Double glazed windows to rear aspect, double radiator, eaves storage cupboard, power points

**Bedroom Four 7'10x9'43 (2.39mx2.74m)**

Double glazed windows to rear aspect, single radiator, textured ceiling, powerpoints

- **DRIVEWAY FOR TWO CARS**
- **DOWNSTAIRS CLOAKROOM**
- **LOUNGE/DINER**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **GARAGE**

**Bedroom Five/Office room 6'89x8'02 (1.83mx2.49m)**

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

**Family Bathroom 8'37x6'14 (2.44mx1.83m)**

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

**Conservatory 10'84x11'61 (3.05mx3.35m)**

Double glazed windows, wood flooring

**Garden**

Mainly laid to artificial lawn with patio area, side access, water tap.

**Garage**

Power points, up and over door.

**Locality**

Schools:

Henry Moore Primary School (0.15 miles), Church Langley Community Primary School (0.65 miles)  
Mark Hall Academy (1.23 miles), Passmores Academy (0.98 miles)

Transport Links:

Harlow Mill Rail Station (1.93 miles) , Harlow Train Station (2 miles)

Bus Stops:

Elwood (0.06 miles), Rushton Grove (0.15 miles)

Flood Risk: Rivers & Seas - Low, Surface Waters - Low

Tenure: Freehold

Build: Standard Construction - Brick and Tile

Council Tax Band: E

EPC Rating: TBC

Parking: Driveway For Two Cars





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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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