



Whieldon Grange, CM17 9WG
Harlow

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- EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME
- DRIVEWAY FOR MULTIPLE CARS
- CONVERTED DOUBLE GARAGE
- OUTBUILDING - CURRENTLY BEING USED AS A GYM
- OFFICE/STUDY ROOM
- EN-SUITE TO THE MASTER AND SECOND BEDROOM
- CLOAKROOM
- SOUTH FACING REAR GARDEN
- UTILITY ROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

Guide Price £675,000



Guide Price £675,000 - £700,000

This exceptional five-bedroom detached family home is situated in the prestigious Whieldon Grange, within the popular Church Langley Development. Offering a spacious and well-designed layout, the property features an expansive driveway accommodating multiple vehicles and a converted garage.

The inviting entrance hall leads to a generously sized family lounge, complete with doors opening onto the beautifully maintained rear garden. A modern fitted kitchen/diner boasts a range of stylish wall and base units, integrated appliances, and stunning bi-folding doors that seamlessly connect the indoor and outdoor spaces. The ground-floor also benefits a utility room, a convenient downstairs cloakroom, and a separate office/study room, ideal for working from home.

The first floor offers an impressive master bedroom, which is enhanced

Whieldon Grange

The area is well-regarded for its proximity to local amenities. Residents have convenient access to a Tesco supermarket, providing for daily shopping needs. Additionally, reputable primary schools such as Henry Moore Primary School and Church Langley Community Primary School are within close reach, making it a desirable location for families with children. The neighborhood also offers recreational areas and parks, contributing to a family-friendly environment. Transportation links are a notable advantage of Whieldon Grange's location. The A414 and M11 are easily accessible, providing direct routes to London, Cambridge, and Stansted Airport. Public transportation is facilitated by nearby bus stops, with services running approximately every 20 minutes, connecting residents to broader Harlow and surrounding areas.

Locality

Primary Schools:
Henry Moore Primary School (0.22 miles), Potter Street Academy (0.67 miles)
Secondary Schools:
Newhall Primary Academy (0.85 miles), Passmores Academy (0.92 miles)
Train stations:
Harlow Mill Rail Station (2.13 miles), Harlow Town Rail Station (2.5 miles)
Motorways:
M11 J7 (1.3miles), M11 J7A (1.92 miles)

Tenure: Freehold
Build: Standard Construction - Brick & Tile
Flood Risk: Rivers & Seas - No Risk, Surface Water - High
Parking - Driveway For Multiple Vehicles
Garage - Has been converted
Satellite/Fibre TV Availability: BT & SKY

Entrance Hall

Double glazed windows to the front, vertical radiator, wood flooring, power points, under stairs storage cupboard

Lounge 16'3 x 13'7 (4.95m x 4.14m)

Double glazed windows to the rear aspect, carpeted flooring, coved ceiling, vertical radiator, power points, doors leading to rear garden.

Kitchen/ Diner 21'5 x 11'9 (6.53m x 3.58m)

Double glazed windows to the rear aspect, spotlights, under floor heating - tiled flooring, a range of wall and base units with flat top Corian worksurfaces, integrated appliances, Induction NEFF hob, electric NEFF oven, NEFF Hood extractor fan, integrated dishwasher, integrated fridge freezer, double drainer unit, power points, bi-folding doors to rear garden.

Utility Room 9'6 x 6'5 (2.90m x 1.96m)

Door leading to rear garden, under floor heating - tiled flooring, Corian flat top work surfaces, wash basin, plumbing for washing machine, space for tumble dryer, power points, door leading to converted garage.

by a charming bay window and a private ensuite. The second-largest bedroom also benefits from its own ensuite, making it an excellent choice for guests or family members. Three further well-proportioned bedrooms provide ample space for a growing family, while the stylish family bathroom boasts a contemporary three-piece suite. The converted garage offers fantastic flexibility, currently serving as an art studio but adaptable for various uses.

The stunning south-facing rear garden is a key highlight of this home, mainly laid to lawn with a well-positioned patio area, perfect for outdoor dining and entertaining. An additional outbuilding is currently being used as a gym, providing an excellent space for fitness enthusiasts. The garden enjoys plenty of natural sunlight, creating a relaxing retreat for the whole family to enjoy.

This superb home is ideally located close to local shops, schools, and essential amenities. With excellent transport links via the M11 and M25, the property provides convenient access to London, Stansted Airport, and Cambridge. Combining modern living with a prime location.

Office/ Study Room 9'1 x 8'5 (2.77m x 2.57m)

Double glazed windows to the front aspect, coved and textured ceiling, wood flooring, power points.

Cloakroom 7'5 x 3'0 (2.26m x 0.91m)

Under floor heating - tiled flooring, single radiator, wash basin with mixer tap, low level W.C.

Converted Garage 18'4 x 16'6 (5.59m x 5.03m)

Double glazed windows to the front and side aspect, door leading to rear garden, double radiator, a range of wall and base units, wood flooring, power points, water supply.

Landing

Double glazed windows to the front aspect, carpeted flooring, Single radiator, power points.

Bedroom One 12'7 x 12'0 (3.84m x 3.66m)

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

En-suite 6'9 x 5'9 (2.06m x 1.75m)

Double glazed window to the rear aspect, spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, double shower cubicle with electric shower, wash basin with mixer taps, low level W.C, shaver point.

Bedroom Two 18'4 x 12'1 (5.59m x 3.68m)

Double glazed bay windows to the front aspect, spotlights, double radiator, carpeted flooring, power points.

En-suite 7'9 x 5'7 (2.36m x 1.70m)

Double glazed windows to the rear aspect, spot lights, vinyl flooring, part tiled walls, wash basin with separate taps, extractor fan, low level W.C,

Bedroom Three 11'9 x 9'5 (3.58m x 2.87m)

Double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring power points.

Bedroom Four 9'10 x 9'0 (3.00m x 2.74m)

Double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

Bedroom Five 9'5 x 7'10 (2.87m x 2.39m)

Double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring, built in wardrobes.



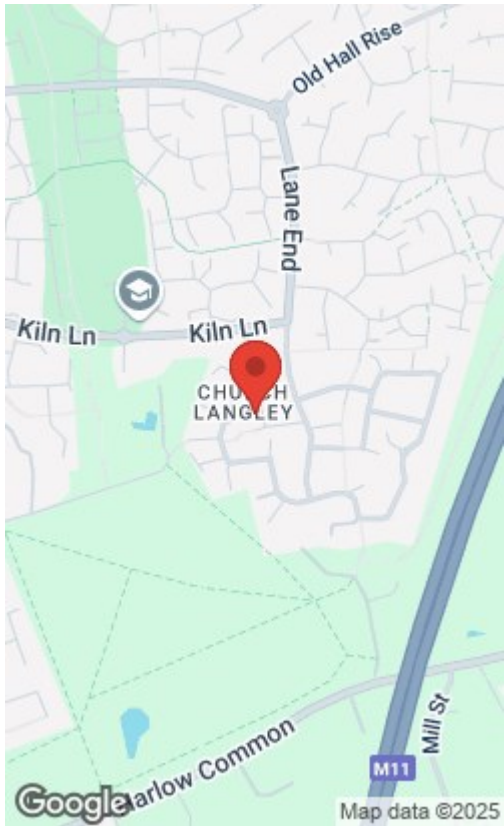


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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