



Aynsley Gardens, CM17 9PE
Church Langley





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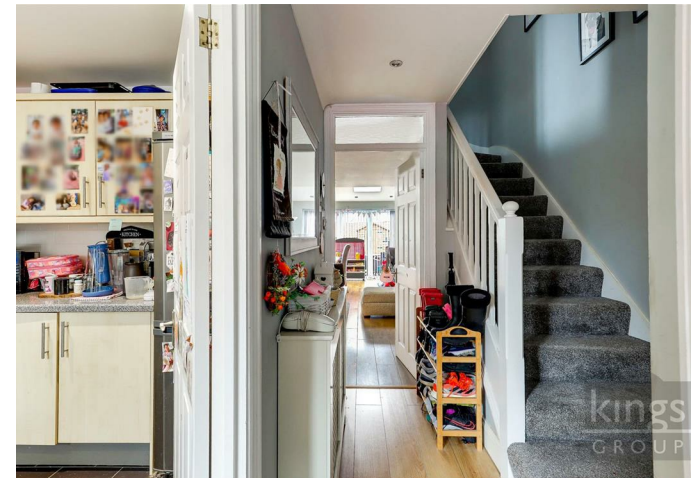
Kings Group are delighted to offer For Sale, this TWO BEDROOM STAGGERED TERRACE HOUSE on Aynsley Gardens, Church Langley. Located a short walk from local shops and amenities including Tesco supermarket, the house is comprised of two double bedrooms, family bathroom, downstairs WC, kitchen and large lounge/diner. The property also benefits from an approx 25ft west facing rear garden and off-street parking to the front of the property. The property falls within the catchment area of Church Langley Primary School as well as Mark Hall and Leventhorpe Academies. An ideal property for first time buyers, the house is conveniently located allowing for ease of access to both the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. To arrange a viewing, please contact us or drop in to the office.

Located in the desirable Aynsley Gardens within the Church Langley development, Kings Group are delighted to present to the market, this WELL PRESENTED - TWO BEDROOM MID TERRACE HOUSE offering a perfect blend of comfort and convenience. The property benefits from a private driveway accommodating two cars, ensuring hassle-free parking.

Upon entering, you are welcomed by an inviting entrance hall that leads into the spacious kitchen, which features a range of modern wall and base units, providing ample storage and workspace. The family lounge/diner has been thoughtfully extended, creating a bright and airy living space ideal for both relaxation and entertaining. Additionally, a convenient cloakroom on the ground floor adds to the practicality of the home.

The first floor comprises two well-proportioned bedrooms, both offering generous space and versatility to suit individual needs. The family bathroom is equipped with a stylish three-piece suite, providing a contemporary and functional space. With a well-designed layout, this home ensures comfortable living, making it an excellent choice for first-time buyers,

Asking Price £350,000



- **TWO BEDROOM MID TERRACE HOUSE**
- **DOWNSTAIRS CLOAKROOM**

- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **CLOSE TO M11/M25**

Aynsley Gardens

The community in Aynsley Gardens is vibrant and welcoming, with a range of local amenities that foster a strong sense of togetherness. Residents have access to various shops, including a nearby Tesco supermarket, and dining options that cater to daily needs. The area also boasts several parks and recreational facilities, offering spaces for outdoor activities and social gatherings. Regular community events and local groups further enhance the communal spirit, making Aynsley Gardens a desirable place to live for families and individuals alike. Transportation in Aynsley Gardens is highly convenient, catering to both drivers and users of public transport. The area offers excellent road connections via the nearby M11 and M25 motorways, facilitating straightforward commutes to London, Stansted Airport, and Cambridge. Public transport users benefit from local bus services, with routes 10 and 21 passing near Aynsley Gardens, and the Harlow Town train station approximately 2 miles away, providing regular services to London and other destinations.

Schools & Transport Links

Primary Schools:

Henry Moore Primary School (0.24 miles), Church Langley Community Primary School (0.27 miles)

Secondary Schools:

Passmores Academy(0.81 miles), Mark Hall Academy (0.95 Miles)

Train Stations:

Harlow Mill Rail Station (1.69 miles), Harlow Town Rail Station (2.06 miles)

Motorway:

M11 J7 (1.59 miles), M11 J7A (1.89 miles)

Entrance Hallway

Wood Flooring, single radiator, coving, power points, spotlights, stairs leading to first floor landing.

Downstairs WC 4'87 x 2'87 (1.22m x 0.61m)

Lino flooring, partially tiled walls, wall mounted hand wash basin, low level WC.

Lounge/Diner 14'60 x 24'98 (4.27m x 7.32m)

Double Glazed rear aspect Bi-Folding doors leading to garden, double glazed Skylights, wood flooring, Single radiator, power points, TV aerial point, coved ceiling, spotlights, under stairs storage cupboard.

- **DRIVEWAY FOR TWO CARS**
- **SPACIOUS LOUNGE/DINER WITH BI-FOLDING DOORS TO REAR GARDEN**
- **SOUGHT AFTER LOCATION**
- **CLOSE TO HIGH REGARDED SCHOOLS**
- **VIEWING IS HIGHLY ADVISED**

Kitchen 7'56 x 9'99 (2.13m x 2.74m)

Double Glazed windows to the front aspect, tiled flooring, partially tiled walls, a range of wall and base units with roll top work surfaces, integrated electric oven and gas hob, integrated extractor hood, plumbing for washing machine, space for fridge freezer, drainer unit, spotlights, power points.

First Floor Landing 6'41 x 8'13 (1.83m x 2.44m)

Loft access, carpeted flooring, power points, storage cupboard.

Bedroom One 8'34 x 12'19 (2.44m x 3.66m)

Double Glazed windows to the front aspect, carpeted flooring, single radiator, power points, TV aerial point, built in wardrobes.

Bedroom Two 7'56 x 14'61 (2.13m x 4.27m)

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

Family Bathroom 7'12 x 6'39 (2.13m x 1.83m)

Spotlights, tiled walls, heated towel rail, vinyl flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with separate taps and vanity unit underneath, low level W.C

Garden

West Facing, mainly laid to artificial grass with decking area, fence panels, wooden shed

Flood Risk: Rivers & Seas - Low, Surface Water- High

Build: Standard Construction - Brick & Tile

Tenure: Freehold

Parking: Driveway for two cars

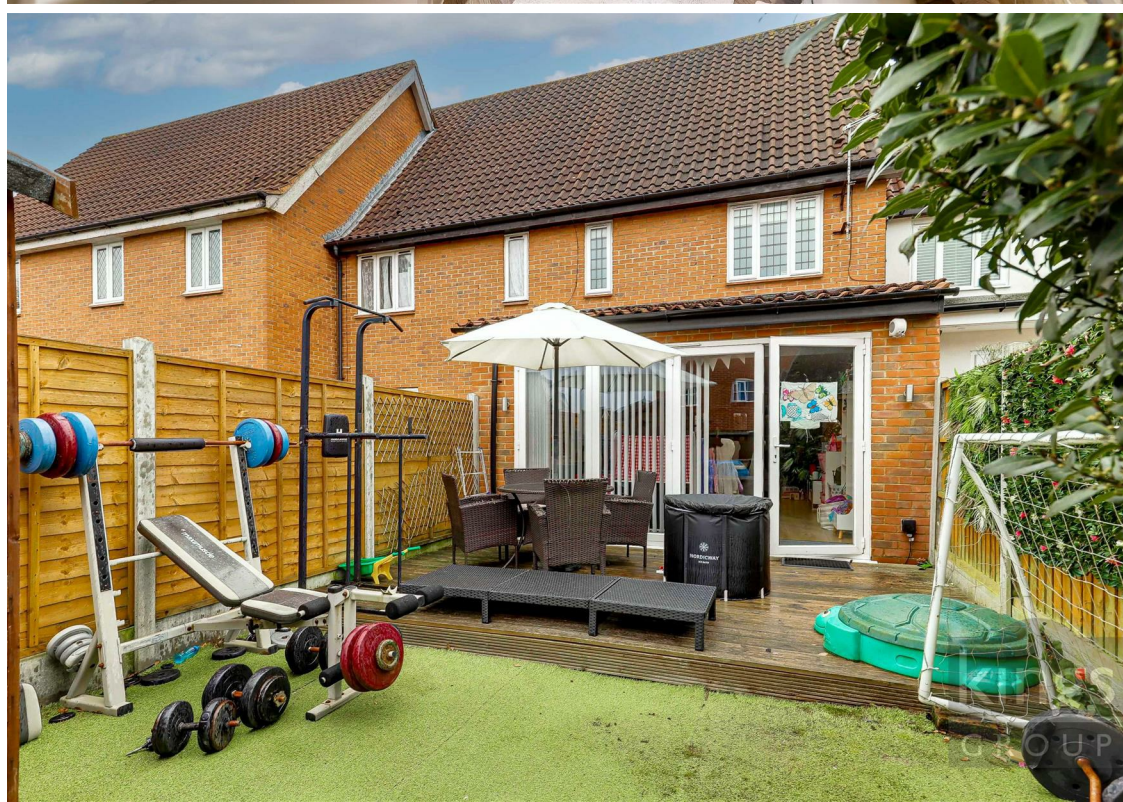
Estate Maintenance Charge: £360 P/A





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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		
(29-54) E			(29-54) E		
(21-28) F			(21-28) 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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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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