



Elwood, CM17 9QJ  
Church Langley







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# Elwood, CM17 9QJ

- \* A 1996 Build Detached Home
- \* Four Bedrooms
- \* Lounge & Dining Areas
- \* Recently Fitted Kitchen & Utility Room
- \* En-Suite To Master Bedroom
- \* First Floor Bathroom & Ground Floor W.C.
- \* Internal Garage
- \* Driveway For Two Cars
- \* Completed Onward Chain
- \* EPC Rating: D

Kings Group are proud to present to the market this FOUR BEDROOM DETACHED FAMILY HOME located on Elwood in the highly desirable Church Langley development. Being sold with NO ONWARD CHAIN, this property benefits from a driveway for two to three cars plus a garage.

Upon entering, you are welcomed by a spacious and inviting hallway that flows into a bright family lounge, a formal dining room with sliding doors to the rear garden, and a well-appointed kitchen offering a range of wall and base units along with integrated appliances. Additional ground floor features include a handy utility room and a downstairs cloakroom.

The first floor offers four well-proportioned bedrooms, making this an ideal home for a growing family. The master bedroom boasts built-in wardrobes and a private en-suite bathroom. Bedrooms two and three also feature fitted wardrobes, while the fourth bedroom is a versatile space suitable for a nursery, study, or guest room. A modern family bathroom serves the additional bedrooms, completing the upstairs accommodation.

## Offers In The Region Of £575,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **DRIVEWAY FOR TWO CARS**
- **EN-SUITE TO THE MASTER BEDROOM**
- **WELL MAINTAINED REAR GARDEN**
- **UTILITY ROOM**

#### Entrance Hall

#### Lounge 11'78 x 17'16 (3.35m x 5.18m)

Double glazed bay window to the front aspect, coved ceiling, double radiators, carpeted flooring, wooden over mantle piece, TV aerial point, power points.

#### Dining Room 9'67 x 9'44 (2.74m x 2.74m)

Double glazed sliding doors to rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

#### Cloakroom 5'37 x 3'38 (1.52m x 0.91m)

Double glazed window to the side aspect, spotlights, tiled walls, heated towel rail, tiled flooring, wash basin with mixer taps, low level W.C.

#### Kitchen 15'6" x 8'6" (4.72 x 2.59)

Double glazed windows to the front and side aspect, single radiator, tiled flooring, tiled splash backs, a range of wall and base units with flat top work surfaces, integrated cooker, gas hob, AEG electric oven, hood extractor fan, double drainer unit, integrated fridge freezer, integrated dishwasher, spotlights, power points.

#### Utility Room 4'90 x 5'69 (1.22m x 1.52m;21.03m)

Double glazed patio door to rear garden, tiled flooring, single radiator, wash basin with mixer taps, plumbing for washing machine, power points.

#### First Floor Landing

Carpeted flooring, power points, loft access

#### Bedroom One 8'87 x 20'06 (2.44m x 6.25m)

Double glazed bay window to the front aspect, coved ceiling, carpeted flooring, built in wardrobes, power points.

#### En-suite 5'70 x 5'61 (1.52m x 1.52m)

Double glazed windows to the side aspect, spotlights, tiled splash backs, heated towel rail, lino flooring, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps with vanity unit underneath, low level W.C, shaver point.

#### Bedroom Two 12'28 x 12'03 (3.66m x 3.73m)

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

- **CHAIN FREE**
- **GARAGE**
- **GROUND FLOOR CLOAKROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **CLOSE TO THE M11/M25**

#### Bedroom Three 8'63 x 10'58 (2.44m x 3.05m)

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

#### Bedroom Four 7'84 x 9'21 (2.13m x 2.74m)

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

#### Family Bathroom 7'41 x 5'42 (2.13m x 1.52m)

Double glazed windows to the rear aspect, spotlights, part tiled walls, heated towel rail, vinyl flooring, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer taps and vanity unit underneath, low level W.C, shaver points.

#### Garden

Mainly laid to lawn with patio area, fence panels, water tap

#### Garage

Up and over door.

#### Schools & Transport Links

Primary Schools:

Henry Moore Primary School (0.23 miles), Church Langley Community Primary School (0.67 miles)

Secondary Schools:

Passmores Academy (1.09 miles), St Nicholas School (1.1 miles)

Train stations:

Harlow Mill Rail Station (1.85 miles), Harlow Town Rail Station (2.45 miles)

Motorways:

M11 J7 (1.55 miles), M11 J7A (1.68 miles)

Tenure: Freehold

Build: Standard Construction- Brick & Tile

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

Parking: Garage & Driveway for two cars







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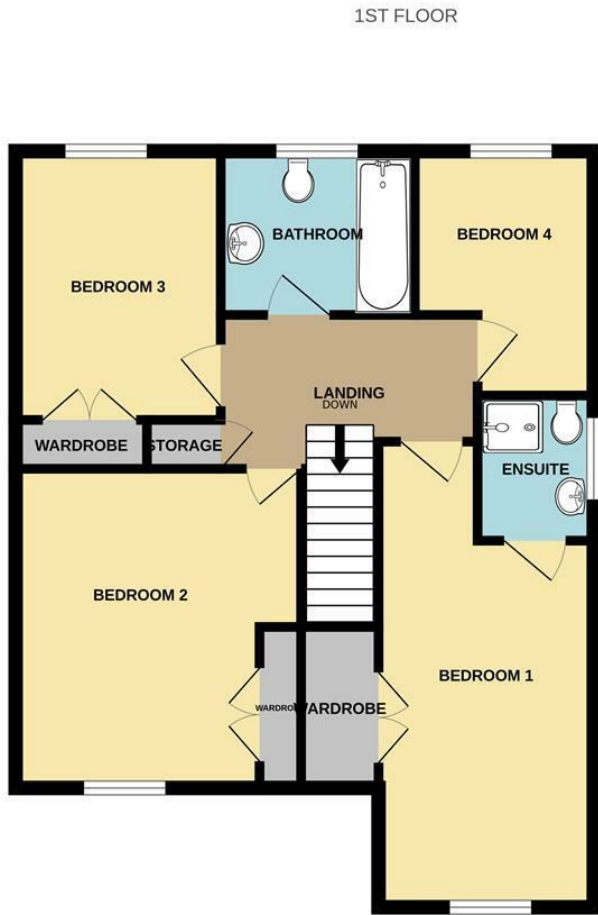
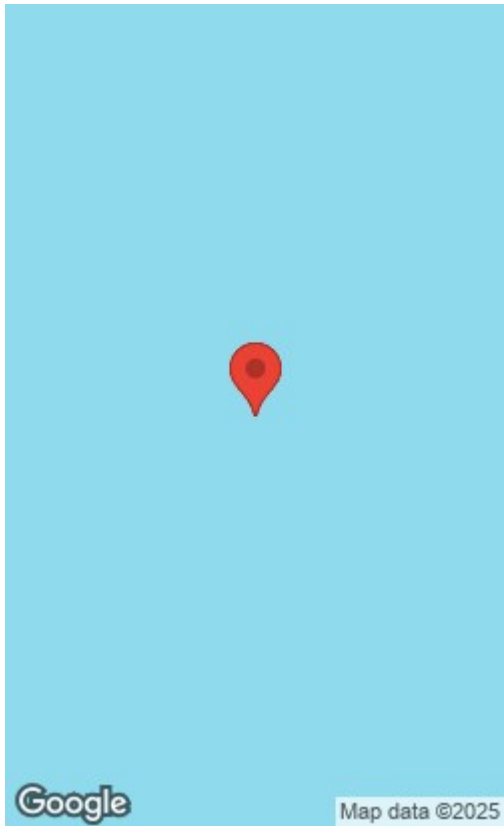






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



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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Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
[www.kings-group.net](http://www.kings-group.net)

