



Doulton Close, CM17 9RL  
Harlow

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Kings Group are delighted to present this IMMACULATE THREE BEDROOM DETACHED FAMILY HOME ideally situated in a cul-de-sac location in Doulton Close on the ever-popular Church Langley development. This beautifully presented property boasts a driveway with space for up to six cars, offering convenience and curb appeal in equal measure.

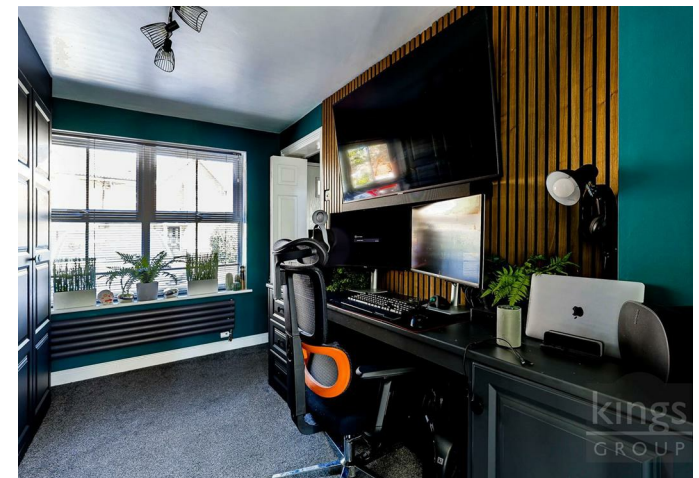
Inside, an inviting entrance hall welcomes you into a bright, cosy family lounge, perfect for relaxing evenings. The heart of the home is the spacious modern kitchen/diner, fitted with a range of sleek wall and base units, and offering access to the garden — ideal for entertaining.

The property further benefits from a converted garage, now serving as a versatile additional reception room or home office, thoughtfully designed with ample built-in storage. There's also a utility room with generous cupboard space and garden access, as well as a downstairs cloakroom for added convenience.

Upstairs, the master bedroom is well-maintained and features built-in wardrobes along with a luxurious en-suite finished to a high standard. The second bedroom is generously sized, while the third includes a built-in storage cupboard, ideal for growing families or home working. A modern family bathroom completes the floor, boasting a jacuzzi bath and built-in TV — perfect for unwinding in style.

Outside, the rear garden is designed for low-maintenance enjoyment with artificial grass, a tiled seating area, and a selection of plants and shrubs. Entertain year-round with your very own garden bar and a large 20 ft shed, offering plenty of space for hobbies or storage. Located close to local shops, schools, and key amenities, this home is perfect for families looking to settle in a friendly, well-connected neighbourhood.

£550,000





- **THREE BEDROOM DETACHED FAMILY HOME**
- **BEAUTIFUL LANDSCAPED SOUTH FACING REAR GARDEN WITH A BAR & SIDE ACCESS**
- **LUXURIOUS EN-SUITE TO THE MASTER BEDROOM**
- **DOWNSTAIRS CLOAK ROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **DRIVEWAY FOR UP TO SIX CARS**
- **MODERN FITTED KITCHEN/DINER**
- **UTILITY ROOM**
- **PLENTY OF STORAGE CUPBOARDS THROUGH-OUT**
- **CLOSE TO THE M11/M25**

#### **Doulton Close**

Doulton Close is a residential street nestled within Church Langley, a modern suburban development in Harlow, Essex. Known for its family-friendly atmosphere, Church Langley offers a blend of amenities, green spaces, and convenient transport links, making it an appealing place to live. Families in Doulton Close benefit from proximity to several well-regarded primary schools & Secondary schools as well as local amenities within the development. Doulton Close offers a peaceful residential setting within the vibrant community of Church Langley, with reliable transport links, and abundant green spaces, it presents an attractive option for families and individuals seeking a balanced lifestyle.

#### **Entrance Hall**

Laminate flooring, power points

#### **Cloakroom**

Double glazed window to the side aspect, tiled splash backs, wash basin with mixer tap, low level W.C

#### **Lounge 14'62 x 9'81 (4.27m x 2.74m)**

Double glazed bay window to the front aspect, double glazed window to side aspect, coved ceiling, carpeted flooring, double radiator, power points.

#### **Kitchen 7'51 x 16'15 (2.13m x 4.88m)**

Double glazed window to the rear aspect, tiled flooring, a range of wall and base units with flat top worksurfaces, electric Hotpoint oven, electric AEG hob, hood extractor fan, drainer unit, integrated dishwasher, power points.

#### **Diner 6'61 x 9'19 (1.83m x 2.74m)**

Double glazed window to the rear aspect, carpeted flooring, double radiator, power points.

#### **Reception Room (Office Room) 7'86 x 11'17 (2.13m x 3.35m)**

Double glazed window to the front aspect, double radiator, carpeted flooring, power points, built in storage cupboards.

#### **Utility Room 2'99 x 5'13 (0.61m x 1.52m)**

Door leading to the rear garden, carpeted flooring, plumbing for washing machine, power points, storage cupboards

#### **Bedroom One 9'86 x 11'96 (2.74m x 3.35m)**

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

#### **En-suite 7'27 x 4'63 (2.13m x 1.22m)**

Double glazed windows to the side aspect, ceramic tiled walls, heated towel rail, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer tap and vanity unit underneath, low level W.C

#### **Bedroom Two 7'49 x 9'27 (2.13m x 2.74m)**

Double glazed window to the rear aspect, double radiator, carpeted flooring, built in storage cupboard, power points.

#### **Bedroom Three 9'83 x 10'35 (2.74m x 3.05m)**

Double glazed windows to the front aspect, textured ceiling, double radiator, carpeted flooring, power points, built in storage cupboards.

#### **Family Bathroom**

Double glazed windows to the rear aspect, spotlights, tiled splash backs, heated towel rail, ceramic tiled flooring, extractor fan, panel enclosed jacuzzi bath with shower attachment and TV, wash basin with mixer taps and vanity unit underneath, low level W.C

#### **Rear Garden**

South Facing, tiled seating area, mainly laid to artificial grass, plants and shrubs, wooden fence panels, approx. 20ft shed

#### **Schools/Transport Links**

Primary Schools:

Henry Moore Primary School (0.24 miles), Newhall Primary Academy (0.69 miles)

Secondary Schools:

Passmores Academy (1.08 miles), St Nicholas School (1.15 miles)

Transport Links:

Harlow Mill Rail Station (1.92 miles), Harlow Town Rail Station (2.51 miles)

Motorways:

M11 J7 (1.5 miles), M11 J7A (1.72 miles)

Tenure: Freehold

Build: Standard Construction - Brick & Tile

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

Parking: Driveway for up to six cars







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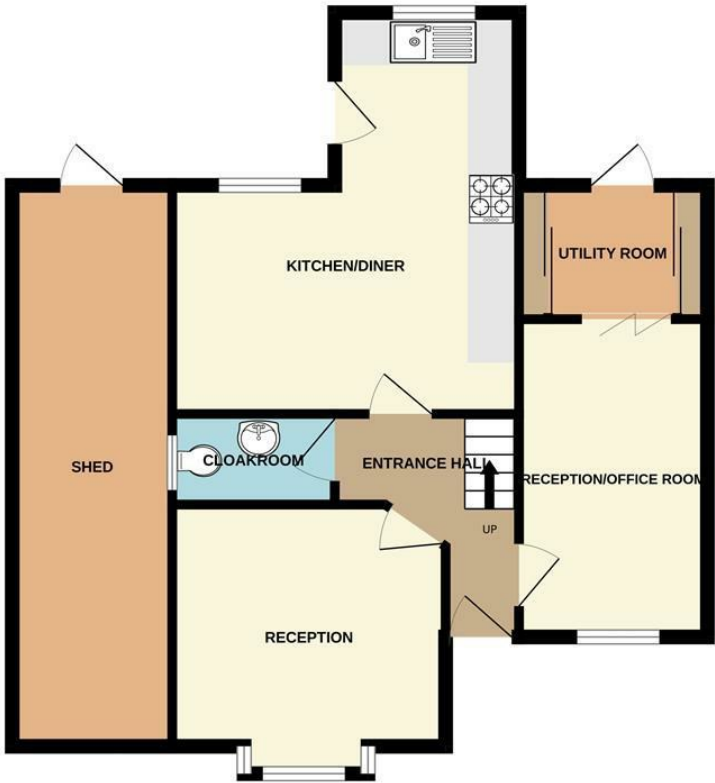




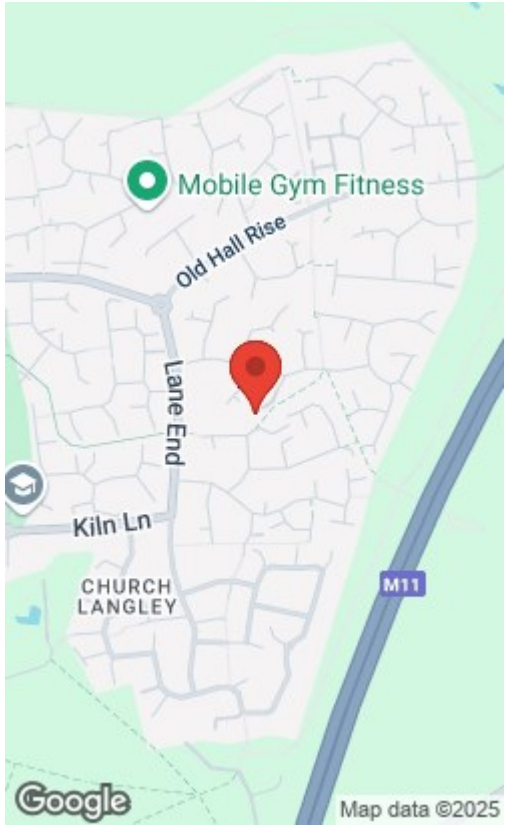
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
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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