



Denby Grange, CM17 9PZ  
Harlow









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Kings Group are pleased to offer this THREE BEDROOM DETACHED FAMILY HOME set within the desirable Denby Grange area of the Church Langley Development. The property benefits from a garage with driveway parking for one car. The family home has the potential to extend (subject to the usual planning consents),

The inviting entrance hall leads through to the bright and spacious lounge with sliding doors opening directly onto the rear garden. The modern kitchen/diner is fitted with a range of wall and base units and also provides access to the garden, creating a seamless flow between indoor and outdoor living. A ground floor cloakroom adds further convenience.

The first floor offers a well-proportioned master bedroom complete with built-in wardrobes and its own ensuite shower room. There are two further double bedrooms, providing ample space for family or guests, along with a family bathroom fitted with a three-piece suite. The east-facing rear garden is well maintained, offers side access into the garage, and presents plenty of outdoor space for relaxation and entertaining.

Perfectly positioned close to local shops, schools, and everyday amenities, the property also benefits from excellent road connections with the M11 and M25 nearby, offering direct routes into London and surrounding areas. This home combines both present-day comfort and future opportunity, making it an ideal choice for families and commuters alike.

## Offers In The Region Of £475,000





- **THREE BEDROOM DETACHED FAMILY HOME**
- **DRIVEWAY FOR ONE CAR**
- **GREAT SIZE GARDEN**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **EN-SUITE TO THE MASTER BEDROOM**

#### **Entrance Hall**

Double glazed window to the front aspect, power points.

#### **Lounge 10'88 x 15'26 (3.05m x 4.57m)**

Double glazed sliding doors to the rear aspect, textured ceiling, double radiator, carpeted flooring, power points, understairs storage cupboard.

#### **Kitchen/Diner 8'65 x 17'65 (2.44m x 5.18m)**

Double glazed window to the front and rear aspect, double glazed door leading to the rear garden, laminate flooring, spotlights, a range of wall and base units with flat top worksurfaces, drainer unit, electric hob, electric oven, space for fridge freezer, plumbing for washing machine, power points.

#### **Cloakroom 2'58 x 5'90 (0.61m x 1.52m)**

Double glazed window to the side aspect, textured ceiling, single radiator, wash basin with mixer tap and vanity unit underneath, low level W.C

#### **Bedroom One 8'90 x 11'18 (2.44m x 3.35m)**

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

#### **En-suite 5'27 x 5'74 (1.52m x 1.52m)**

Double glazed window to the rear aspect, part tiled walls, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity underneath, low level W.C, heated towel rail, extractor fan.

#### **Bedroom Two 7'62 x 12'33 (2.13m x 3.66m)**

Double glazed window to the front aspect, single radiator, carpeted flooring, built in storage cupboard, textured ceiling, power points

#### **Bedroom Three 7'61 x 8'92 (2.13m x 2.44m)**

Double glazed window to the rear aspect, single radiator, carpeted flooring,, textured ceiling, power points

- **GARAGE - PARTIALLY CONVERTED**
- **KITCHEN/DINER**
- **CUL-DE-SAC LOCATION**
- **DOWNSTAIRS CLOAKROOM**
- **VIEWING IS HIGHLY ADVISED**

#### **Family Bathroom 6'53 x 6'21 (1.83m x 1.83m)**

Double glazed window to the rear aspect, part tiled walls, panel enclosed bath with mixer tap and shower attachment, low level W.C, shaver point, single radiator, wash basin with separate taps,

#### **Garden**

Mainly laid to lawn with patio area, wooden fence, side access, access into the garage

#### **Garage**

Up and over door, access to the rear garden, partially converted.

#### **Property Information**

Tenure: Freehold

Build: Standard Construction - Brick & Tile

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

Parking: Driveway for one car & Garage

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

Primary Schools:

Henry Moore Primary School (0.35 Miles), Newhall Primary Academy (0.46 Miles)

Secondary Schools:

St Nicholas School (0.92 miles), Mark Hall Academy (1.03 Miles)

Train stations :

Harlow Mill Rail Station (1.69 Miles), Harlow Town Rail Station (2.39 miles)

Motorways:

M11 J7 (1.74 miles), M11 J7A (1.52 Miles)











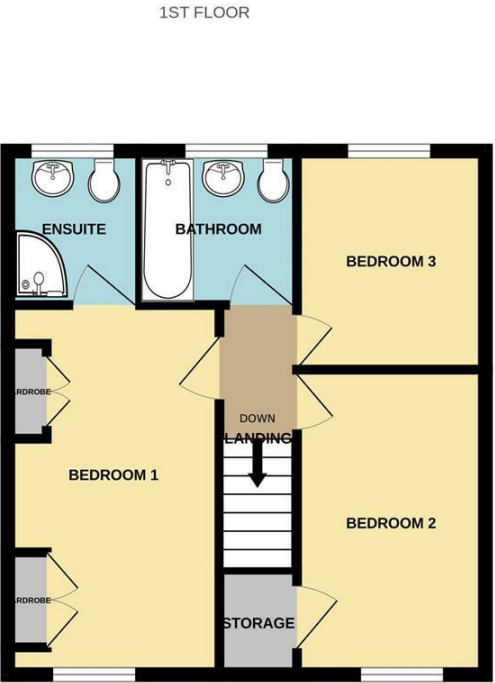
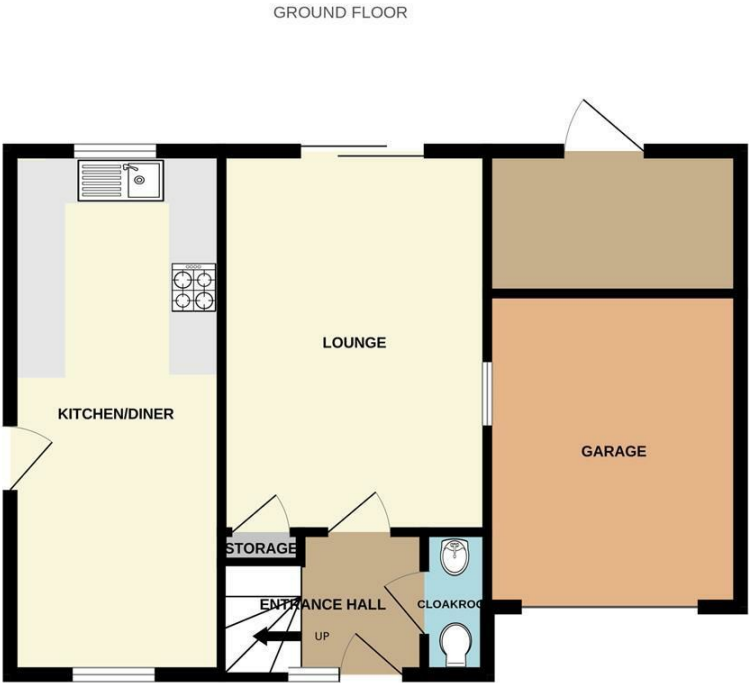






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	



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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