



Doulton Close, CM17 9RL
Harlow





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Kings Group are delighted to welcome you to this beautiful THREE BEDROOM DETACHED FAMILY HOME, situated in a peaceful CUL-DE-SAC on Doulton Close, within the ever-popular Church Langley development. The property benefits from a single garage and a driveway providing off-street parking for two cars.

Upon entering, you are greeted by an inviting entrance hall leading through to a spacious, bright, and airy family lounge featuring a charming bay window that fills the room with natural light.

The ground floor offers a well-designed open-plan layout, including a modern kitchen fitted with a range of wall and base units, seamlessly flowing into the dining area with pleasant views of the garden. There is also a conservatory providing additional living space, perfect for relaxation or entertaining guests, along with a convenient ground-floor cloakroom. The home's layout creates a comfortable and versatile environment ideal for family life.

Upstairs, the property boasts a generous master bedroom complete with an en-suite shower room, alongside two further well-proportioned bedrooms and a family bathroom featuring a modern three-piece suite. Externally, the property enjoys a low-maintenance rear garden, offering a great space for outdoor enjoyment.

Located close to local shops, schools, and amenities, and within easy reach of the M11 and M25 providing direct links to London, Stansted Airport, and Cambridge.

This is an exceptional opportunity to own a beautiful family home in a highly sought-after location. Don't miss your chance to make it yours!

Offers In Excess Of £480,000



- **THREE BEDROOM DETACHED FAMILY HOME**
- **DRIVEWAY**
- **DOWNSTAIRS CLOAKROOM**
- **DINING ROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**

Property Information

Build: Standard Construction

Tenure: Freehold

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

Parking: Single Garage & Driveway for Two Cars

Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.28 Miles), Church Langley Community Primary School (0.74 Miles)

Secondary Schools:

St Nicholas School (1.12 Miles), Passmores Academy (1.13 Miles)

Train stations:

Harlow Mill Rail Station (1.91 Miles), Harlow Town Rail Station (2.52 Miles)

Motorways:

M11 J7 (1.54 Miles), M11 J7A (1.68 Miles)

Downstairs Cloakroom 2'54 x 5'30 (0.61m x 1.52m)

Double glazed window to the front aspect, single radiator, tiled flooring, wash basin with mixer tap, low level W.C

Lounge 16'5 x 12'6 (5.00m x 3.81m)

Double glazed bay window to the front aspect, single radiator, wood flooring, power points.

Kitchen 12'4 x 9'6 (3.76m x 2.90m)

Single radiator, wood flooring, a range of wall and base units with flat top worksurfaces, drainer unit. integrated cooker, gas hob and electric oven, extractor fan, tiled splash backs, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, power points.

- **GARAGE**
- **CONSERVATORY**
- **EN-SUITE TO THE MASTER BEDROOM**
- **LOW MAINTENANCE REAR GARDEN**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED AIRPORT AND CAMBRIDGE**

Dining Room 10'2 x 7'2 (3.10m x 2.18m)

Double glazed door leading to the rear garden, wood flooring, vertical radiator, power points.

Bedroom One 12'6 x 10'3 (3.81m x 3.12m)

Double glazed window to the front aspect, double radiator, antico flooring, power points.

En-suite 4'19 x 8'02 (1.22m x 2.49m)

Double glazed window to the side aspect, single radiator, tiled flooring, shower cubicle with thermostatic controls, wash basin, low level W.C.

Bedroom Two 10'4 x 7'7 (3.15m x 2.31m)

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

Bedroom Three 9'9 x 7'7 (2.97m x 2.31m)

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

Family Bathroom 6'10 x 5'6 (2.08m x 1.68m)

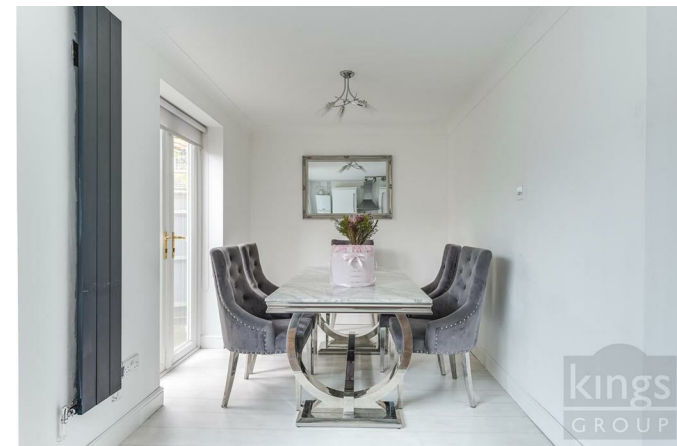
Double glazed window to the side aspect, single radiator, tiled flooring, extractor fan, panel enclosed bath with mixer tap, wash basin extractor fan, low level W.C

Conservatory 9'9 x 9'8 (2.97m x 2.95m)

Double glazed window to the rear and side aspect, wood flooring, power points, double glazed doors leading to the rear garden.

Garden

Patio area, decked area, wooden fence panels, water taps.





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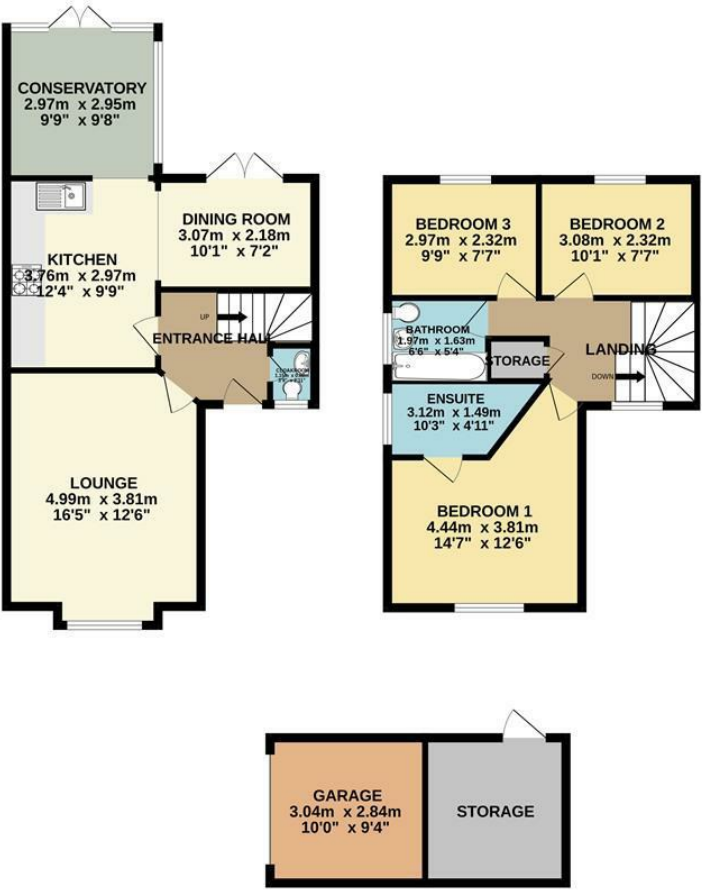


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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		



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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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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