



Burley Hill, CM17 9QQ  
Harlow









# Burley Hill, CM17 9QQ

Kings Group are delighted to present this TWO BEDROOM END OF TERRACE FAMILY HOME, ideally located on Burley Hill within the popular Church Langley Development. Offered for sale on a CHAIN FREE BASIS, this property is an ideal purchase for a first-time buyer or those looking to downsize, providing comfortable living accommodation in a well-established and convenient location. The property benefits from having one allocated parking space and an additional shared parking space.

The ground floor features an inviting entrance hall leading through to a fitted kitchen with a range of wall and base units. To the rear of the property is a spacious lounge, which flows seamlessly into a bright conservatory with doors opening out to the rear garden, creating a versatile living and entertaining space. A convenient downstairs cloakroom completes the ground floor accommodation.

On the first floor, the property offers two well-proportioned bedrooms, both served by a family bathroom which has been changed into a wet room. The layout is practical and well-suited to a range of buyers, offering both comfort and functionality.

Externally, the secluded south facing rear garden is mainly laid to patio with an artificial grass area, providing an ideal outdoor space to relax or entertain.

The property is located close to local shops, schools and amenities, and benefits from excellent transport links with easy access to the M11 and M25, providing direct routes to London, Stansted Airport and Cambridge.

Viewing is highly advised to avoid disappointment.

## Offers In The Region Of £325,000



- **TWO BEDROOM END OF TERRACE FAMILY HOME**
- **ALLOCATED PARKING FOR ONE CAR AND AN ADDITIONAL SHARED PARKING SPACE**
- **SECLUDED SOUTH FACING REAR GARDEN**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **VIEWING IS HIGHLY ADVISED**

### Property Information

Build: Standard Construction - Brick and Tile

Tenure: Freehold

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

Parking: Allocated Parking for one car and additional shared parking space

### Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.16 miles), Potter Street Academy (0.48 miles)

Secondary Schools:

Passmores Academy (0.74 miles), Mark Hall Academy (1.27 miles)

Transport Links:

Harlow Mill Rail Station ( 2 miles), Harlow Town Rail Station (2.33 miles)

Motorways:

M11 J7 (1.29 miles), M11 J7A (2.03 miles)

### Porch 3'13 x 3'10 (0.91m x 1.17m)

Tiled flooring, textured ceiling.

### Lounge 13'58 x 13'80 (3.96m x 3.96m)

Double glazed window to the rear aspect, textured ceiling, double radiator, laminate flooring, power point, understairs storage cupboard.

### Kitchen 6'81 x 7'83 (1.83m x 2.13m)

Double glazed windows to the front aspect, tiled splash backs, a range of wall and base units with roll top

- **NO ONWARD CHAIN**

- **DOWNSTAIRS CLOAKROOM**

- **CONSERVATORY**

- **CLOSE TO M11/M25**

- **IDEAL PURCHASE FOR A FIRST TIME BUYER**

worksurfaces, integrated cooker, gas hob and electric oven, double drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power points.

### Conservatory 9'78 x 10'15 (2.74m x 3.05m)

Double glazed windows to the rear and side aspect, single radiator, laminate flooring, power points.

### Downstairs Cloakroom 2'98 x 5'92 (0.61m x 1.52m)

Double glazed windows to the front aspect, textured ceiling, tiled splash backs, single radiator, laminate flooring, wash basin with separate taps, low level W.C

### Bedroom One 10'16 x 11'89 (3.05m x 3.35m)

Double glazed window to the front aspect, textured ceiling, single radiator, laminate flooring, built in wardrobes, TV aerial points ,power points.

### Bedroom Two 6'97 x 9'85 (1.83m x 2.74m)

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

### Family Bathroom ( WET ROOM) 6'15 x 6'13 (1.83m x 1.83m)

Double glazed window to the rear aspect, textured ceiling, tiled walls, Lino flooring, extractor fan, thermostatic controlled shower ( Wet Room), wash basin, low level W.C

### Garden

Secluded South Facing, Side Access, mainly laid to patio with artificial grass, wooden shed, wooden fence panels.

















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		
(29-38) F		
(1-28) 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		
(29-38) F		
(1-28) 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 is given 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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