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Church Langley Way
Harlow CM17 9TE
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Burley Hill, Church Langley, CM17 9QH
£599,995

Kings Group - Church Langley are pleased to offer For Sale, this sizeable FIVE BEDROOM DETACHED HOUSE on Burley Hill. Located on a quiet cul-de-sac in the popular Church Langley development, this house is comprised of five bedrooms with dressing room to the master and en-suite to bedroom five, family bathroom, three reception rooms, two kitchens, utility room and downstairs WC. The property also benefits from a westerly facing rear garden and off-street parking for approx. 4 vehicles. The house is within walking distance to local shops and amenities including Tesco supermarket and Kiddi Caru day nursery. In addition the property is within the catchment area for both Henry Moore & Church Langley Primary Schools as well as sought after secondary schools including Mark Hall & Leventhorpe Academies. There is also ease of access to the A414 & M11 offering direct links to London, Chelmsford & Stansted. To arrange a viewing, please do not hesitate to get in touch.

Entrance Hallway (L Shape)
16'44 x 5'95 (2'55 in places) (4.88m x 1.52m (0.61m in places))

Lounge
17'66 x 13'12 (5.18m x 3.96m)

Kitchen
11'31 x 11'06 (3.35m x 3.51m)

Utility Room
9'07 x 5'93 (2.92m x 1.52m)

Dining Room
11'36 x 8'99 (3.35m x 2.44m)

Family Room (Extension)
29'07 x 11'55 (9.02m x 3.35m)

Downstairs WC
4'51 x 2'78 (1.22m x 0.61m)

First Floor Landing
20'38 x 6'23 (6.10m x 1.83m)

Bedroom One
13'12 x 12'10 (3.96m x 3.91m)

Dressing Room
7'84 x 6'28 (2.13m x 1.83m)

Bedroom Two
12'08 x 8'22 (3.86m x 2.44m)

Bedroom Three
11'15 x 8'87 (3.35m x 2.44m)

Bedroom Four
8'22 x 7'75 (2.44m x 2.13m)

Family Bathroom
8'16 x 7'20 (2.44m x 2.13m)

Bedroom Five (Ground Floor)
8'85 x 8'82 (2.44m x 2.44m)

En-Suite
5'93 x 3'03 (1.52m x 0.99m)

Second Kitchen
10'22 x 9'16 (3.05m x 2.74m)

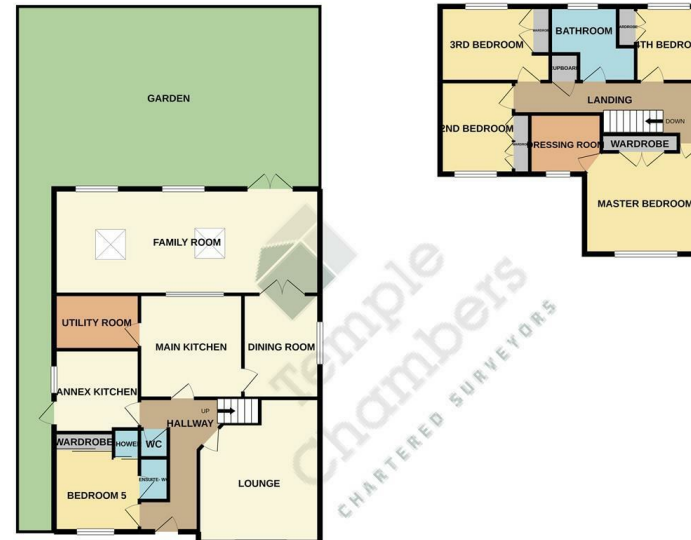
Garden

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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