



Pilkingtons, CM17 9DR  
Church Langley





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Kings Group – Church Langley are delighted to bring to the market this well maintained THREE/FOUR BEDROOM SEMI-DETACHED HOUSE situated on the ever so popular Church Langley Development- Pilkingtons.

Pilkingtons is a quiet cul-de-sac situated just of Church Langley Way. The property is presented immaculately throughout and has a beautiful curb appeal. In our opinion, this would make the ideal family home.

The property is conveniently located within close proximity to local shops and amenities with the likes of Tesco's Supermarket. In addition to this, the property is within close proximity to sought after Primary Schools such as; Henry Moore & Church Langley Community Primary School and Secondary Schools such as; Mark Hall & Burnt Mill Academies. There is ease of access to the M11/M25 providing direct links into London, Chelmsford and Stansted Airport.

The family home benefits from having a driveway for two cars and a secluded westerly facing rear garden which is part decked and mainly laid to lawn with the benefit of three storage sheds and side access.

To the ground floor of this family home, you will be greeted by an inviting light and airy entrance hall leading through to the spacious Lounge/Diner ideal for relaxing and entertaining, a Kitchen benefiting from a range of wall and base units, and a conservatory benefiting from doors leading through to the rear garden.

To the first Floor, you will find two well-proportioned bedrooms and an office room as well as a family bathroom benefiting from a three piece suite. To the second floor, you will find a

## Offers In The Region Of £460,000



- **Four Bedroom Semi- Detached Family Home**
- **Allocated Parking For Two Vehicles**
- **Well Maintained**
- **Close To Local Schools & Amenities**
- **Council Tax Band: D**

**Lounge 10'52 x 21'19 (3.05m x 6.40m)**

Double glazed windows to the front aspect, coved and textured ceilings, double and single radiator, carpeted flooring, TV aerial point, power points.

**Kitchen 7'86 x 8'14 (2.13m x 2.44m)**

Double glazed windows to the rear aspect, laminate flooring, tiled splash backs, a range of base and wall units with roll top work surfaces, space for cooker, electric oven, electric hob, integrated extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power points.

**Conservatory 9'76 x 11'78 (2.74m x 3.35m)**

Double glazed windows to the rear and side aspect, electric heaters, tiled flooring, power points.

**Bedroom One 10'73 x 9'55 (3.05m x 2.74m)**

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

**Bedroom Three**

Double glazed windows to the front aspect, textured ceilings, single radiator, carpeted flooring, power points.

**Bedroom Four (Office) 7'59 x 5'92 (2.13m x 1.52m)**

Double glazed windows to front aspect, single radiator, tiled flooring, phone point, power points.

**Family Bathroom 6'54 x 8'35 (1.83m x 2.44m)**

Double glazed windows to the rear aspect, textured ceiling, heated towel rail, tiled flooring, extractor fan panel enclosed bath with a separate electric power shower, wash basin with mixer tap, low level W.C

- **Conservatory**
- **En-suite shower Room**
- **Located Within a Quiet Cul-de-sac**
- **Ease Of Access To The M11 & M25**
- **EPC: C**

**Bedroom Two 15'16 x 10'05 (4.57m x 3.18m)**

Double glazed window to the rear, single radiator, laminate flooring, power points, storage cupboard, power points, spotlights.

**En-suite 6'10 x 5'68 (2.08m x 1.52m)**

Double glazed windows to the rear aspect, tiled walls, tiled flooring, extractor fan, shower cubicle which is thermostatically controlled, wash basin with pedestal taps, low level W.C.

**Garden**

Mainly laid to lawn, wooden decking, side access, west facing.





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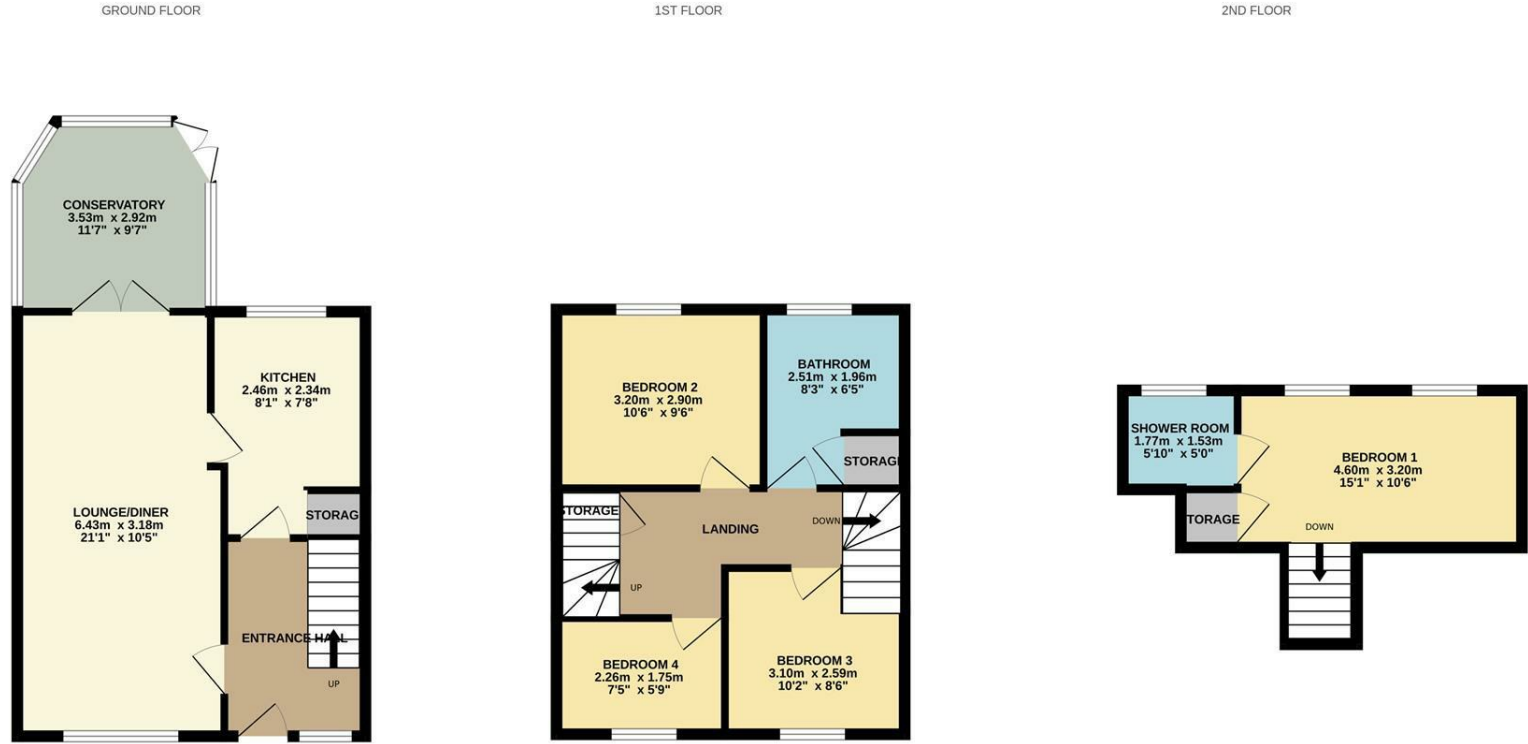
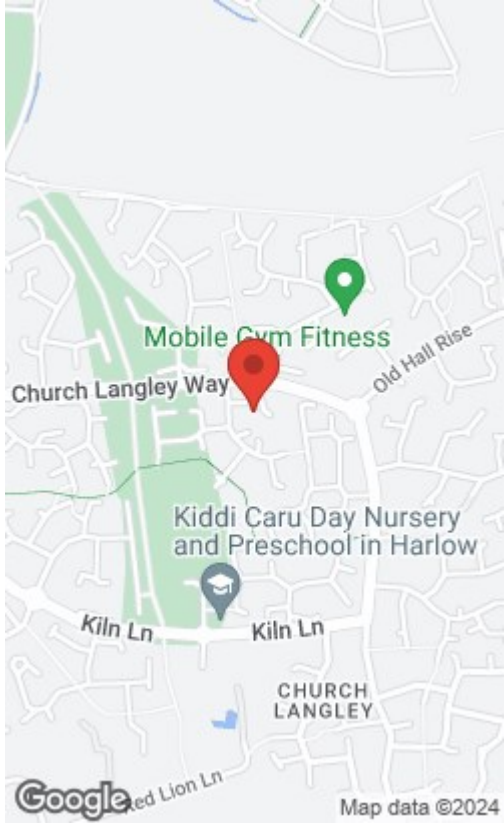


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	86		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) A	(1-20) G	(92 plus) A	(1-20) G
(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	

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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