



The Gardiners, CM17 9QU
Harlow





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Kings Group - Church Langley are delighted to offer For Sale, this THREE BEDROOM SEMI DETACHED HOUSE on The Gardiners. Located on the edge of the popular Church Langley development, this well presented family home is comprised of three bedrooms, family bathroom, downstairs WC, lounge, kitchen/diner & conservatory. The property also benefits from an attached garage, driveway and a stunning rear garden. Within walking distance are a number of local shops and amenities including Tesco supermarket and Kiddi Caru day nursery. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford & Stansted Airport. Furthermore, the property falls within the catchment of Church Langley Primary School as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. To arrange a viewing, please do not hesitate to get in touch.

Kings Group - Church Langley are delighted to offer For Sale, this IMMACULATE THREE BEDROOM SEMI -DETACHED HOUSE situated on The Gardiners.

In our opinion, this would make the perfect Family home for someone looking to get onto the property ladder or someone looking to downsize.

To the ground floor of this immaculate family home, you will be greeted by an inviting entrance hall leading through to the spacious family lounge which is ideal for relaxing, a modern kitchen/diner benefiting from a range of wall and base units, and a conservatory benefiting underfloor heating with doors leading to the impressive rear garden. The ground floor also benefits from having a cloakroom (W/C).

To the first floor, you will find a generous sized master bedroom and two further well proportioned bedrooms. In addition to this, the first floor benefits from a stunning family

£450,000



- Three Bedroom Semi-Detached House
- Garage
- Potential to Extend (STPP).
- Conservatory
- Ease of Access to A414 & M11

- Freehold
- Driveway
- Downstairs WC
- Excellent presentation throughout
- Catchment of Church Langley Primary School

Entrance Hallway 9'09 x 3'0 (2.97m x 0.91m)

Lounge 14'07 x 11'04 (4.45m x 3.45m)

Kitchen/Diner 14'07 x 9'01 (4.45m x 2.77m)

Conservatory 12'07 x 10'05 (3.84m x 3.18m)

Downstairs WC 5'08 x 2'04 (1.73m x 0.71m)

First Floor Landing 9'05 x 6'01 (2.87m x 1.85m)

Bedroom One 13'01 x 8'02 (3.99m x 2.49m)

Bedroom Two 10'09 x 7'10 (3.28m x 2.39m)

Bedroom Three 7'05 x 6'0 (2.26m x 1.83m)

Family Bathroom 6'07 x 6'05 (2.01m x 1.96m)

Garden (Approx 40ft)

Garage





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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		



Temple
Chambers
CHARTERED SURVEYORS

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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