



Bentley Drive, CM17 9QY
Harlow

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Kings Group are pleased to present this CHAIN FREE , THREE BEDROOM LINK-DETACHED FAMILY HOME perfectly positioned in a quiet cul-de-sac on Bentley Drive, on the sought after Church Langley Development. This sought-after location offers the ideal balance of peaceful residential living while being within easy reach of local schools, shops, and excellent transport links. The property further benefits from its own garage which can be converted subject to the usual planning restraints and driveway for one car.

The ground floor features an inviting entrance hall leading through to a modern fitted kitchen with a range of wall and base units, a generous family lounge with a log burner, and a conservatory currently used as a dining room. There is also a cloakroom for added convenience.

Upstairs, the master bedroom boasts fitted wardrobes and an en-suite shower room, accompanied by a second double bedroom with fitted wardrobes, an additional double bedroom, and a family bathroom boasting a three-piece suite.

Externally, the secluded rear garden is mainly laid to patio for low maintenance, complete with two sheds—one of which is insulated with power and lighting. There is also rear access to the garage.

Ideally located close to local shops, excellent schools, and amenities, this property also offers superb transport links with easy access to the M11/M25, providing direct connections to London, Stansted Airport, and Cambridge.

Viewing is highly advised—contact us today to avoid disappointment..

Offers In The Region Of £425,000



- CHAIN FREE
- GARAGE
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY - CURRENTLY BEING USED AS A DINING ROOM
- CUL-DE-SAC LOCATION

Lounge 12'44 x 12'97 (3.66m x 3.66m)

Double glazed window to the rear aspect, laminate flooring, log burner with dual fuel (wood & coal), sliding door leading through to the conservatory.

Kitchen 7'20 x 15'21 (2.13m x 4.57m)

Double glazed window to the front aspect, Amtico flooring, a range of wall and base units with flat top worksurfaces, electric oven and gas hob, extractor fan, drainer unit, plumbing for washing machine, spot lights, power points.

Conservatory 12'63 x 9'80 (3.66m x 2.74m)

Double glazed window to the rear and side aspect, single radiator, laminate flooring, power points, door leading to rear garden

Cloakroom

Double glazed window to the side aspect, Amtico flooring, wash basin with mixer tap and vanity unit, low level W.C, heated towel rail.

Bedroom One 12'40 x 9'79 (3.66m x 2.74m)

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

En-suite 5'52 x 4'92 (1.52m x 1.22m)

Heated towel rail, laminate flooring shower cubicle with thermostatic controls, wash basin with mixer tap and vanity unit, low level W.C

Bedroom Two 10'24 x 8'95 (3.05m x 2.44m)

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

- THREE BEDROOM LINK DETACHED FAMILY HOME
- DRIVEWAY FOR ONE CAR
- EN-SUITE TO THE MASTER BEDROOM
- MODERN FITTED KITCHEN

- EARLY VIEWING IS HIGHLY ADVISED

Bedroom Three 7'96 x 13'51 (2.13m x 3.96m)

Double glazed bay window to the front aspect, double glazed window, carpeted flooring, power points.

Family Bathroom 6'30 x 5'64 (1.83m x 1.52m)

Tiled walls, laminate flooring, heated towel rail, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit, low level W.C

Garden

Secluded East Facing garden, Two wooden sheds with insulating and power to one shed. mainly laid to patio.

Garage

Up and over door. Combi Boiler.

Property Information

Tenure - Freehold
Build - Standard Construction - Brick & Tile
Parking - Garage and driveway for One Car
Flood Risk: Rivers & Seas - Low, Surface Water - Low

Schools & Transport Link

Primary Schools:
Henry Moore Primary School (0.21 miles), Church Langley Community Primary School (0.35 miles)

Secondary Schools:
Passmores Academy (0.72 miles) Mark Hall Academy (1.05 miles)

Train station:
Harlow Mill Rail Station (1.8 miles), Harlow Town Rail Station (2.11 miles)

Motorways:
M11 J7 (1.48 miles), M11 J7A (1.98 miles)







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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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) 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		



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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