



Denby Grange, Harlow, CM17 9PZ  
£460,000

3 2 1 C

# Denby Grange, Harlow, CM17 9PZ

**\*\*Chain Free\*\*** Located in a quiet cul de sac in the ever popular Church Langley is this well presented three bedroom detached family home benefitting from a garage and driveway parking. Internally the property offers an entrance hallway with downstairs w/c, a good size lounge with french doors opening up onto the large rear garden, modern kitchen/diner with side access. Upstairs comprises three bedrooms with an en suite to the master bedroom, family bathroom and large loft space.

To the rear is a large, unoverlooked garden with side access and access to the garage. To the front is driveway parking with additional parking for guests. Denby Grange is located in Church Langley with lots of fields ideal for walks, as well as being a short walk to Tesco, Henry Moore Primary School and a 10 minute drive to Harlow Mill Station with direct trains to both London and Cambridge. **CHAIN FREE.**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only for 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.  
Made with floorplan 10000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>73</b>	<b>77</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.