



Hadley Grange, CM17 9PQ  
Harlow





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## Hadley Grange, CM17 9PQ

- TWO BEDROOM END OF TERRACE FAMILY HOME
- ALLOCATED PARKING FOR TWO CARS
- CHAIN FREE
- BEAUTIFULLY PRESENTED THROUGH OUT - READY TO MOVE IN HOME
- LANDSCAPED EAST FACING REAR GARDEN
- MODERN FAMILY BATHROOM
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- CLOSE TO M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED AND CAMBRIDGE
- VIEWING IS HIGHLY ADVISED TO APPRECIATE THIS HOME

Guide Price £350,000 -  
£375,000



If you are looking for a standout, move-straight-in home in one of Church Langley's most desirable locations, this property is not to be missed. This immaculately presented two-bedroom end-of-terrace family home is set within the sought-after Hadley Grange and offers an exceptional opportunity for buyers seeking style, comfort, and convenience. With two allocated parking spaces and flawless presentation throughout, this home is ready to impress from the very first moment.

The property welcomes you with an inviting entrance hall that leads into a bright, spacious family lounge, beautifully enhanced by a bay window that fills the room with natural light. To the rear, the modern fitted kitchen has been thoughtfully designed, featuring a range of contemporary wall and base units along with integrated appliances—perfect for both everyday living and hosting friends and family.

### Property Information

Tenure: Freehold  
Build: Standard Construction  
Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low  
Parking: Two Allocated Parking Spaces  
Local Authority - Harlow Council

### Porch 5'61 x 4'36 (1.52m x 1.22m)

### Lounge 13'60 x 18'14 (3.96m x 5.49m)

Double glazed bay window to the front aspect, coved ceiling, double radiator, honey oak wood flooring, power points.

### Kitchen 13'43 x 7'82 (3.96m x 2.13m)

Double glazed window to the front aspect, single radiator, tiled flooring, tiled splash backs, a range of wall and base units with flat top worksurfaces. integrated cooker, gas hob and electric oven, extractor fan, space for fridge freezer, integrated AEG washing machine, spotlights, power points, door leading to garden

### Bedroom One 11'44 x 8'93 (3.35m x 2.44m)

Double glazed window to the front aspect, coved ceiling, double radiator, carpeted flooring, built in wardrobes, built in storage cupboard, power points.

### Bedroom Two 13'52 x 7'86 (3.96m x 2.13m)

Double glazed window to the rear aspect, coved ceiling, double radiator, carpeted flooring, power points.

Upstairs, the accommodation continues to deliver with two well-proportioned double bedrooms, including a superb master bedroom complete with built-in wardrobes. The home is finished with a stunning modern three-piece family bathroom, offering a sleek and luxurious feel that perfectly complements the rest of the property.

Externally, the east-facing landscaped rear garden provides a peaceful and private outdoor space, complete with side access—ideal for relaxing or entertaining.

Located within easy reach of local shops and well-regarded schools, and offering excellent commuter links via the M11 and M25 to London, Stansted Airport, and Cambridge, this exceptional home truly ticks every box. Early viewing is strongly advised to avoid missing out.

### Family Bathroom 7'22 x 6'27 (2.13m x 1.83m)

Spotlights, tiled walls, heated towel rail, extractor fan, panel enclosed bath with mixer taps and shower attachment, ceiling mounted shower head, wash basin with mixer taps and vanity unit, low level W.C, shaver points.

### Garden

East facing, side access, wooden fence panels, water tap, power points, mainly laid to paving slabs with led lights, artificial grass, summer house with electric, decking with led lights.



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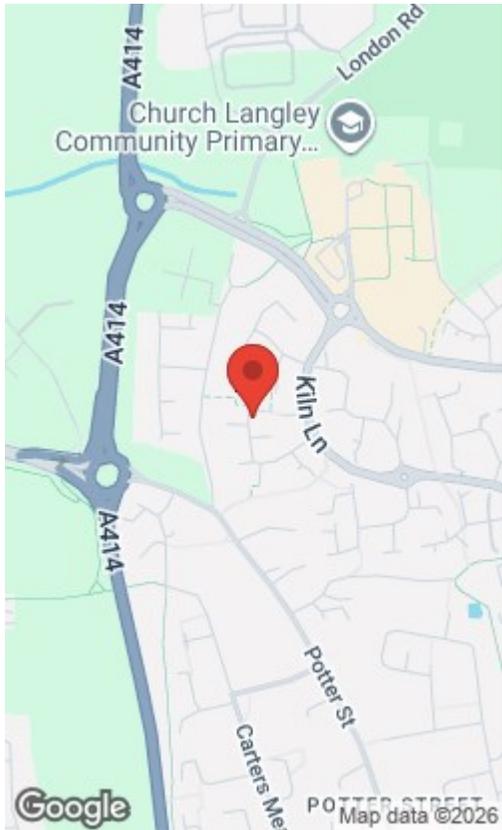
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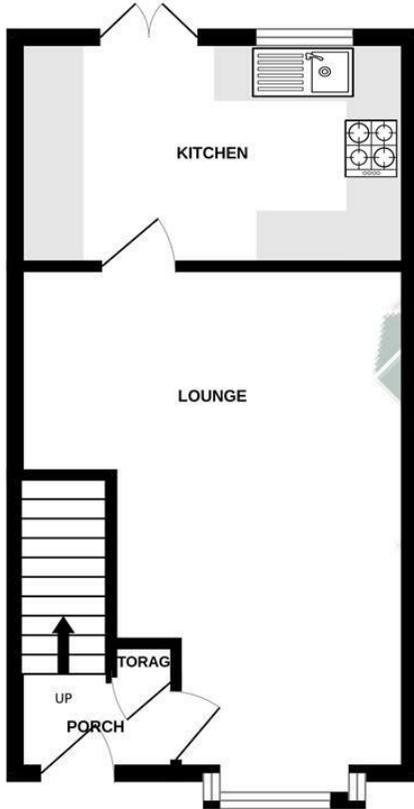
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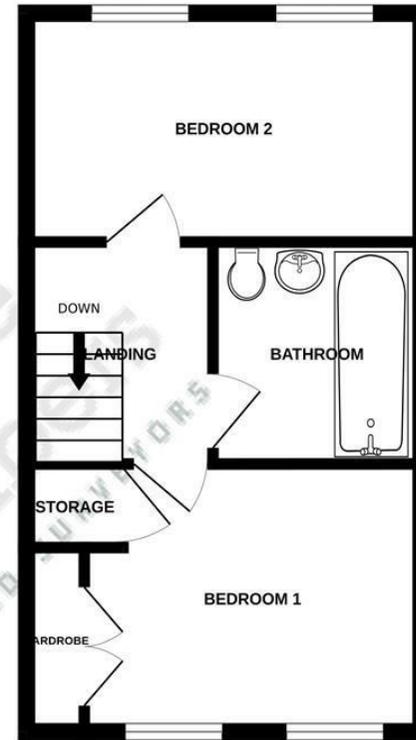
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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 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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