



Heathcote Gardens | Church Langley | Harlow | CM17 9TZ

Offers Over £400,000

 clarknewman

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A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE offering both driveway and garage, as well as being offered with no onward chain. The ground floor comprises of a spacious entrance hall, cloakroom, large lounge with ample entertaining space and a modern fitted kitchen with open plan living to a bright and airy dining area. The first floor offers two very good sized double bedrooms, with the main bedroom featuring large fitted wardrobes, a single bedroom and a luxury fitted family bathroom suite. The rear garden is un-overlooked with two decking areas to the front and rear providing ample seating, lawn and side gate leading to front. Viewings highly advised.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: D
- Semi-Detached House
- Popular Church Langley Location
- EPC Rating: C

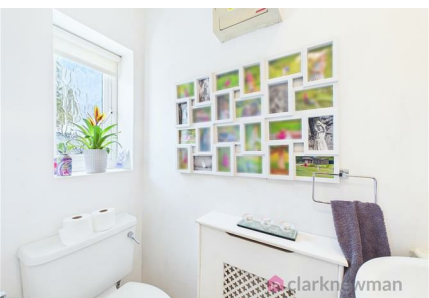
Front

Private driveway to front with two allocated spaces and electric car charger to front. Solar panels to the roof (owned by vendors).

Garage

Single Garage with up and over door. Power and electric.





Entrance Hall

5'08 x 3'01 (1.73m x 0.94m)

UPVC double glazed front door, spacious entrance hall, UPVC double glazed window to side, radiator to wall and internal door to cloakroom. Internal door ahead leading to lounge.

Cloakroom

5'07 x 2'07 (1.70m x 0.79m)

White toilet and sink. Radiator to wall and UPVC double glazed window to front.

Lounge

15'08 x 14'07 (4.78m x 4.45m)

Large lounge with UPVC double glazed window to front, ample entertaining space and radiator to wall. Stairs leading to first floor and internal door to kitchen/diner.

Kitchen/Diner

8'03 x 14'07 (2.51m x 4.45m)

Impressive, modern fitted kitchen offering a range of wall and base units featuring integrated oven, hob with extractor fan above, fridge freezer and plumbing for washing machine and dish washer. Further benefits include sink with drainer and UPVC double glazed window overlooking the rear Garden. Open plan living to dining area with UPVC double glazed French doors leading to garden and very useful storage cupboard. Radiator to wall.

Landing

7'09 x 5'10 (2.36m x 1.78m)

Large landing area with UPVC double glazed window to side allowing for plenty of natural light, internal doors to bedrooms and family bathroom. Loft hatch above.

Bedroom One

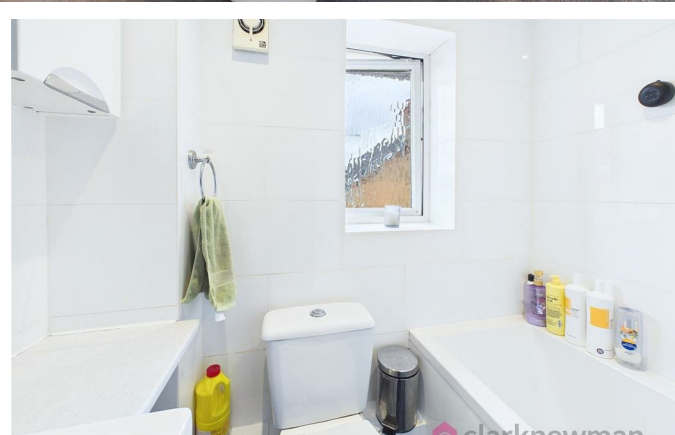
13'03 x 8'06 (4.04m x 2.59m)

Large double bedroom with floor to ceiling built in wardrobes allowing for ample storage, UPVC double glazed window to front and radiator to wall.

Bedroom Two

10'06 x 8'00 (3.20m x 2.44m)

Double bedroom with plenty of space for wardrobes/furniture, UPVC double glazed window to rear and radiator to wall.



Bedroom Three

7'01 x 5'09 (2.16m x 1.75m)

Single bedroom with UPVC double glazed window to front, radiator to wall and storage cupboard.

Bathroom

5'06 x 6'01 (1.68m x 1.85m)

Luxury fitted, fully tiled family bathroom suite offering under floor heating featuring bath with shower, white toilet and vanity sink. Extractor fan, chrome heated towel rail and UPVC double glazed window to rear.

Garden

Private, unoverlooked rear garden benefitting from decking to both the front and rear providing ample seating/entertaining space with lawn centrally. Side gate providing access to front.

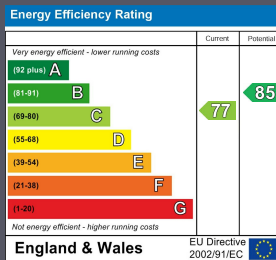
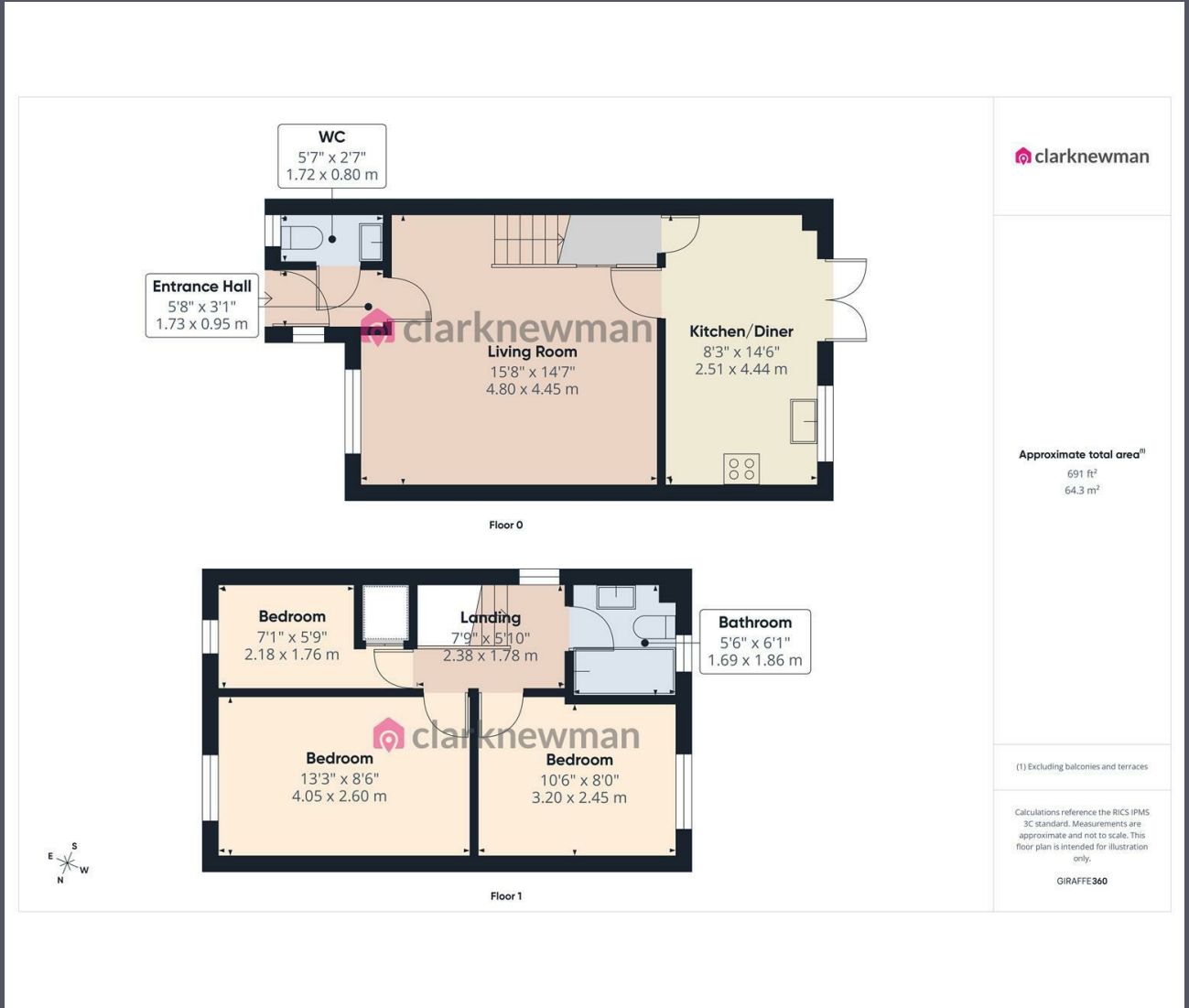
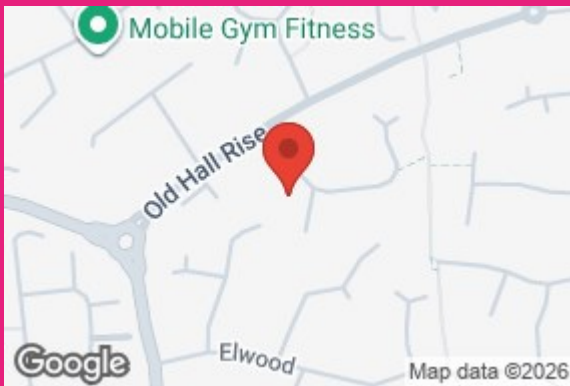
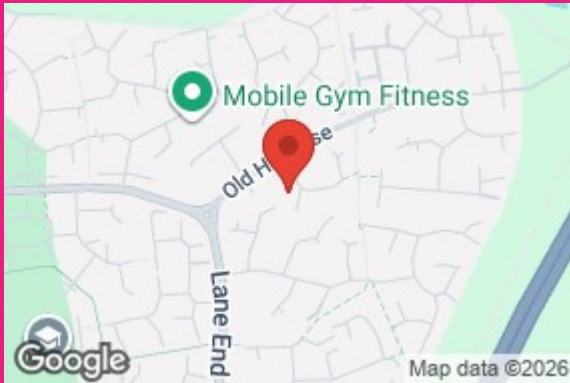
Local Area

Heathcote Gardens is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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