



Hadley Grange | Church Langley | Harlow | CM17 9PQ

Asking Price £325,000



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A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE HOUSE with allocated parking to rear. This property would make a great starter home and benefits from a spacious living room with kitchen diner to rear. Upstairs comprises of two double bedrooms with wardrobes and a modern bathroom with walk-in shower. The rear garden is well established with a variety of shrubs and plants. The property is available with no onward chain.

- Two Double Bedrooms
- Mid Terraced House
- Parking to Rear
- Excellent Condition
- Council Tax Band: C
- EPC Rating: TBC

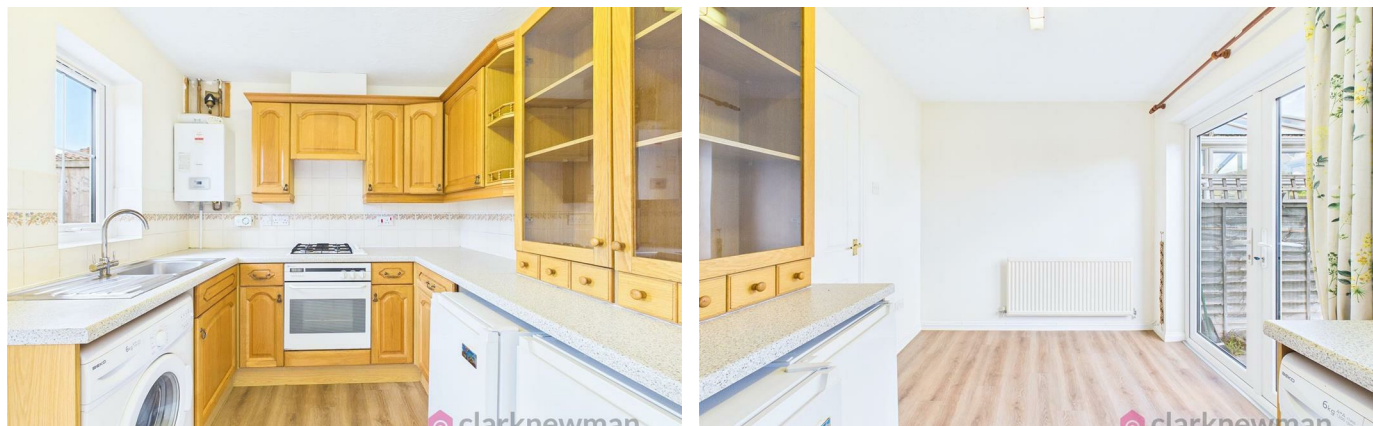
#### Front

Situated set back from the road, shingle front garden with patio and pathway leading to front door.

#### Entrance Hall

5'6" x 4'2" (1.68m x 1.27m)

Composite door to front. Radiator to wall. Storage cupboard housing electric meter. Stairs to first floor. Internal door to living room.





### Living Room

13'5" x 15'4" (4.09m x 4.67m)

UPVC double glazed bay window to front aspect. Radiator to wall. Internal doors to entrance hall and kitchen.

### Kitchen

13'4" x 7'10" (4.06m x 2.39m)

UPVC double glazed window and French doors to garden. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Integral appliances including gas hob and electric oven. Space/plumbing for washing machine, fridge and freezer. Gas boiler to wall. Radiator to wall. Internal door to living room.

### Landing

5'11" x 6'3" (1.80m x 1.91m)

Stairs to ground floor. Internal doors to bedrooms and bathroom. Loft hatch above (partly boarded).

### Bedroom One

10'4" x 8'10" (3.15m x 2.69m)

Two UPVC double glazed windows to front, radiator to wall. Built-in double wardrobe. Airing cupboard housing hot water cylinder. Internal door to landing.

### Bedroom Two

11'5" x 7'10" (3.48m x 2.39m)

Two UPVC double glazed windows to rear aspect. Built-in wardrobe. Radiator to wall. Internal door to landing.

### Bathroom

7'2" x 5'6" (2.18m x 1.68m)

Modern bathroom suite comprising of white WC, pedestal sink and tiled walk-in shower cubicle with extractor fan above. Radiator to wall. Internal door to landing.





### Garden

Well established garden with patio, lawn and rear access out to allocated parking. Exterior lighting and cold water tap.

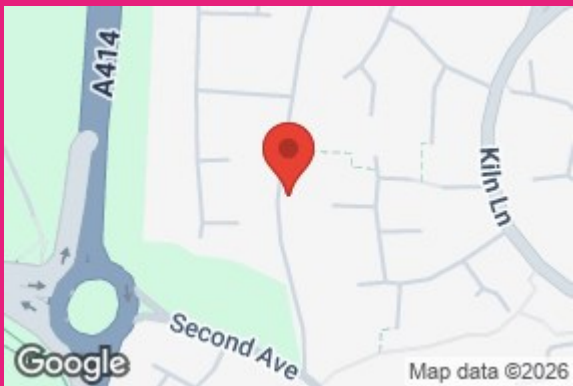
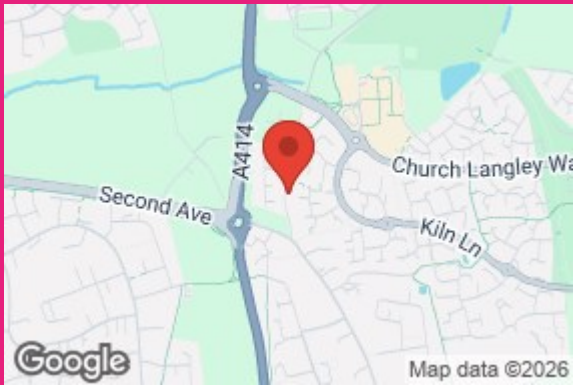
### Local Area

Hadley Grange 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. There is also a new David Lloyd leisure centre within approximately one mile.

### 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.





**Approximate total area<sup>1)</sup>**  
584 ft<sup>2</sup>  
54.2 m<sup>2</sup>

**Reduced headroom**  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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