



Hadley Grange, CM17 9PH
Harlow



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Looking for your perfect first home?

Kings Group are delighted to present this STUNNING TWO BEDROOM MID TERRACE FAMILY HOME, tucked away in a quiet cul-de-sac in Hadley Grange within the popular Church Langley Development. With allocated parking for two cars and a location just off Kiln Lane, you'll be close to local shops, schools, bus stops, and all the amenities you need. Commuters will love the easy access to the M11 and M25, giving direct links to London, Stansted, and Cambridge.

Step inside and you'll be welcomed by a bright and inviting entrance hall that leads straight into the modern kitchen, fitted with plenty of wall and base units for all your storage needs. The spacious, light-filled lounge is perfect for family life, featuring brand-new radiators and doors that open out onto the south-facing rear garden – perfect for summer barbecues or relaxing in the sun.

Upstairs, there are two double bedrooms, both with built-in wardrobe space, and a contemporary family bathroom with a sleek three-piece suite and a skylight to allow for natural light. The home is immaculate throughout, meaning you can just move in and start making memories straight away.

Outside, the garden is a real treat – beautifully landscaped with a mix of lawn and patio areas, plus a handy wooden shed for storage.

Whether you're a first-time buyer or just looking for a stylish, low-maintenance home, this property ticks all the boxes. Don't miss your chance to make this your dream home.

Guide Price £350,000



- GUIDE PRICE £350,000 - £375,000
- ALLOCATED PARKING FOR TWO CARS
- NEWLY FITTED BATHROOM WITH SKYLIGHT WINDOW & UNDERFLOOR HEATING
- DOUBLE BEDROOMS WITH STORAGE CUPBOARDS
- CLOSE TO M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED AND CAMBRIDGE

Property Information

Tenure: Freehold
 Build: Standard Construction
 Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low
 Parking: Two Allocated Parking Spaces
 Council Tax Estimate: £2,216 Per Annum Approx.

Entrance Hall 9'1 x 7'5 (2.77m x 2.26m)

Laminate flooring, understairs storage cupboards, storage cupboards.

Kitchen 6'31 x 7'55 (1.83m x 2.13m)

Double glazed window to the front aspect, laminate flooring, a range of wall and base units with flat top worksurfaces, integrated Neff appliances such as a gas hob, electric oven and extractor fan, drainer unit, space for fridge freezer, plumbing for washing machine, power points, Combi boiler (installed 2019)

Lounge/Diner 13'50 x 14'31 (3.96m x 4.27m)

Double glazed doors to the rear aspect opening to the garden, laminate flooring, vertical radiators, additional power points added.

Landing

Carpeted flooring, loft hatch.

Bedroom One 11'27 x 8'96 (3.35m x 2.44m)

Double glazed windows to the front aspect, single radiator, laminate flooring, built in wardrobes, built in storage cupboard, additional power points added.

Bedroom Two 13'45 x 7'86 (3.96m x 2.13m)

Double glazed windows to the rear aspect, single radiator, laminate flooring, built in wardrobes and additional storage cupboard (high level), power points.

- TWO BEDROOM MID TERRACE FAMILY HOME
- LANDSCAPED SECLUDED WEST FACING REAR GARDEN
- MODERN FITTED KITCHEN WITH INTEGRATED NEFF APPLIANCES
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Family Bathroom 6'86 x 6'35 (1.83m x 1.83m)

Skylight window, spotlights, tiled walls, tiled flooring, extractor fan, heated towel rail, underfloor heating tiled flooring, panel enclosed bath with mixer tap, Aqualisa controlled shower over bath, wash basin with mixer tap and vanity unit underneath, low level W.C, shaver point.

Rear Garden

West facing, recently landscaped, mainly laid to patio with lawn area, wooden fence panels.





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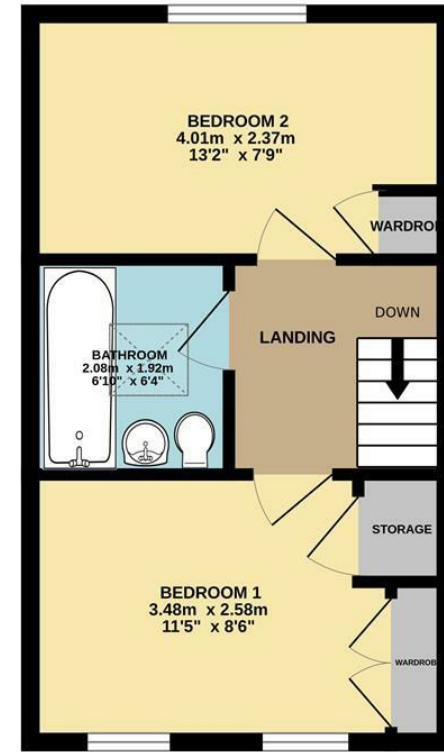
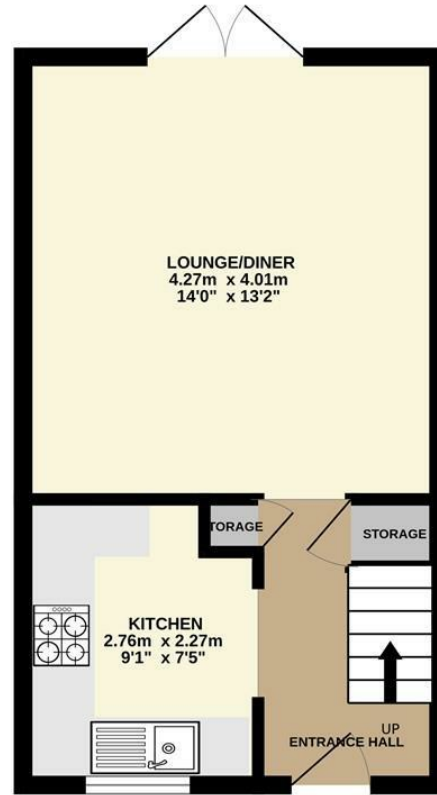
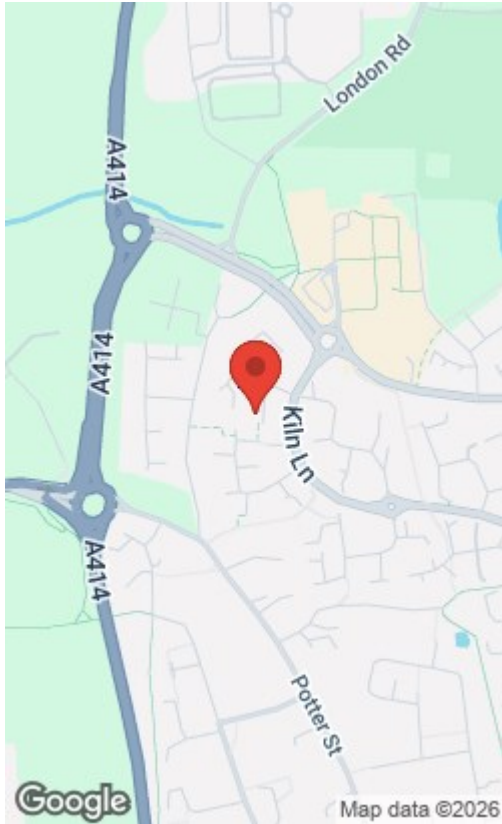


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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