



Whieldon Grange, CM17 9WG
Harlow





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Set within the popular residential development of Whieldon Grange in Church Langley, this attractive four-bedroom link-detached family home occupies a desirable position within an established and well-connected neighbourhood. Church Langley is a sought-after area, particularly popular with families, offering a pleasant blend of modern residential living, green open spaces and convenient access to everyday amenities. The area provides a strong range of local facilities, with shops, schools, restaurants and other services all within easy reach. Church Langley also benefits from excellent road connections, providing straightforward access.

This well-presented four-bedroom link-detached house offers versatile and spacious accommodation arranged over two floors, making it an ideal home for modern family life. To the front of the property is off-road parking for two vehicles, together with a garage which has been thoughtfully adapted to provide a home gym, offering an excellent dedicated space for exercise and wellbeing. A further standout feature is the detached office/treatment room, providing valuable flexibility for those working from home, running a business, or requiring a separate professional or creative space away from the main house. Internally, the ground floor provides a welcoming entrance into the main living accommodation, with a convenient downstairs cloakroom/WC. The heart of the home is the impressive large kitchen, featuring a substantial granite-topped island which provides an excellent focal point for cooking, entertaining and family gatherings. The kitchen benefits from bi-folding doors opening directly onto the rear walled garden, creating a wonderful sense of space and allowing the indoors and outdoors to flow seamlessly together during the warmer months. The first floor consists of four bedrooms, a family bathroom and an en-suite shower room off of the master bedroom.

To avoid disappointment call us today to arrange your viewing.

Guide Price £550,000



- **GUIDE PRICE £550,000 - £565,000**
- **DRIVEWAY AND GARAGE/HOME GYM**
- **EN-SUITE TO THE MASTER BEDROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **SPACIOUS FAMILY LOUNGE**

Property Information

Flood Risk: Rivers & Seas - Very Low, Surface Water- Low

Build: Standard Construction - Brick and tile

Tenure: Freehold

Parking: Driveway For Two Cars

Council Tax Band - E

EPC Rating - TBC

Entrance hallway

Laminate flooring, stair leading to first floor landing, doors leading to downstairs cloakroom and opening to living room

Cloakroom 3'42 x 4'79 (0.91m x 1.22m)

Double glazed opaque window to the front aspect, single radiator, tiled splash backs, laminate flooring, wash basin with separate taps, low level W.C.

Lounge 11'98 x 15'44 (3.35m x 4.57m)

Double glazed window to the front aspect, coved ceiling, spotlights, double radiator, carpeted flooring, power points, under stairs storage.

Kitchen/Diner 15'38 x 12'00 (4.57m x 3.66m)

Double glazed windows to the rear aspect, vertical radiator, laminate flooring, tiled splash backs, a range of wall and base units with roll top marble work surfaces, integrated cooker, integrated oven, hood extractor fan, double drainer unit, integrated washing machine, integrated dishwasher, coved ceiling, spotlights, power points, combi boiler, bi-folding doors leading to the rear garden

First Floor Landing

Carpeted flooring, loft access, storage cupboard

Bedroom One 10'04 11'96 (3.15m 3.35m)

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

En-suite 7'69 x 4'84 (2.13m x 1.22m)

Double glazed opaque window to the side aspect, spotlights, tiled splash backs, single radiator, laminate flooring, extractor fan, shower cubicle with electric shower, wash basin with separate taps and vanity unit underneath, low level W.C, shaver point.

Bedroom Two 9'66 x 13'25 (2.74m x 3.96m)

Double glazed window to front and rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

- **DETACHED OUTBUILDING CONVERTED INTO A HOME OFFICE WITH ADDITIONAL STORAGE AREA**
- **DOWNSTAIRS CLOAKROOM**
- **CLOSE PROXIMITY TO M11/M25**
- **MODERN FITTED WREN KITCHEN WITH BI-FOLDING DOORS**
- **VIEWING IS HIGHLY RECOMMENDED**

Bedroom Three 8'51 x 8'52 (2.44m x 2.44m)

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

Bedroom Four 6'61 x 7'02 (1.83m x 2.18m)

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

Family Bathroom 6'94 x 6'43 (1.83m x 1.83m)

Double glazed opaque window to the side aspect, spotlights, tiled splash backs, single radiator, laminate flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash basin with separate taps and vanity unit underneath, low level W.C

External

Rear walled garden, garage currently converted into a gym, patio seating area, large detached home office/treatment room, driveway for two cars

Home office/Treatment Room

Double glazed window to front aspect, carpeted flooring, power points, large storage area all shelved out

Garage/Gym

Electric garage up and over door, power points.

Locality

Schools:

Henry Moore Primary School (0.2 miles), Church Langley Community

Primary School (0.71 miles)

Passmores Academy (0.89 miles) , Mark Hall Academy (1.33 miles)

Amenities:

Tesco's Supermarket, Doctors, Pharmacy, Dentist.

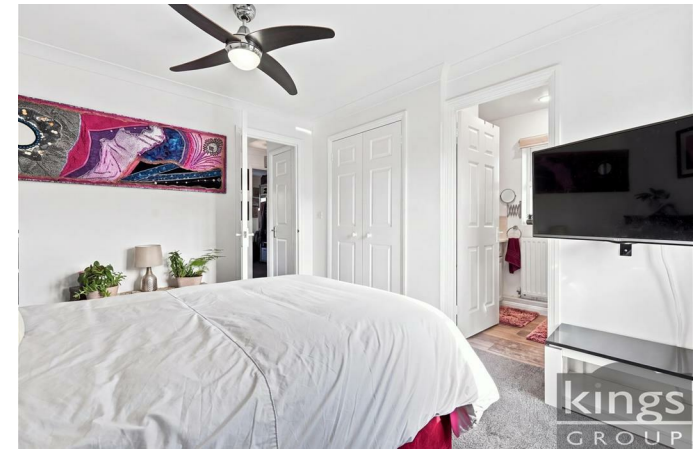
Commuting Links:

M11/M25 via J7 (1.3 miles)

Harlow Mill Rail Station (2.05 miles), Harlow Town Rail Station (2.48

miles)

Bustop (Buses run approx. every 20 Minutes)



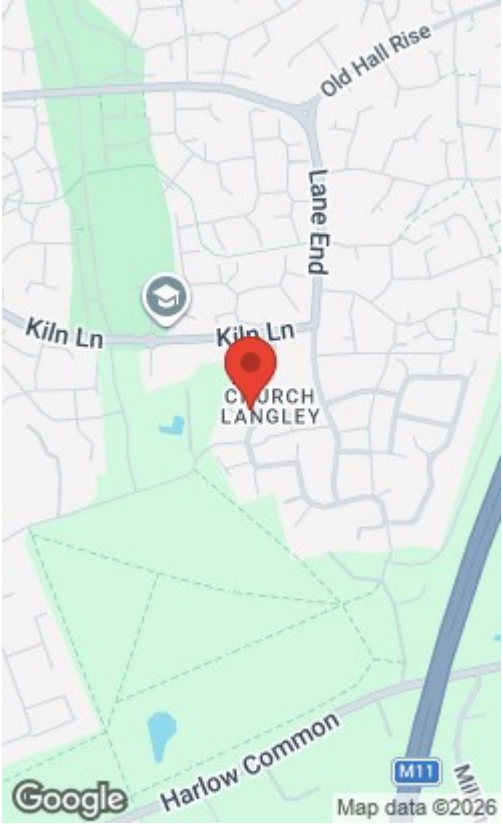




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GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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