



Victoria Gate, CM17 9TB
Harlow

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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS CHAIN FREE, SPACIOUS, FIVE BEDROOM SEMI-DETACHED HOUSE FOR SALE IN THE SOUGHT AFTER AREA OF VICTORIA GATE, CHURCH LANGLEY ****

Nestled in the desirable Victoria Gate area of Church Langley, Harlow, this impressive five-bedroom semi-detached house offers a perfect blend of space and modern living. The property is chain-free, making it an ideal choice for those looking to move in without delay.

Upon entering, you will be greeted by a spacious open-plan kitchen, diner, and living room, perfect for family gatherings and entertaining guests. The house boasts an additional reception room, providing ample space for relaxation or home office needs and also a ground floor bedroom with an en-suite bathroom. With accommodation spread over three floors, this home is designed to cater to the needs of a growing family.

The property features two en-suite bathrooms, alongside a well-appointed family bathroom, ensuring convenience for all residents. Outside, you will find a lovely rear garden, ideal for outdoor activities and enjoying the fresh air. The driveway offers parking for two vehicles, complemented by a garage for additional storage or vehicle space.

Situated in a sought-after location, this home is conveniently close to local shops and amenities, making daily errands a breeze. Families will appreciate being within the catchment area of highly regarded schools, ensuring quality education for children. Furthermore, with easy access to the A414 and M11, commuting to nearby towns and cities is straightforward.

This semi-detached house is a fantastic opportunity for those seeking a spacious family home in a vibrant community. Do not miss the chance to make this property your own.

Call us today on 01279 410 084 to arrange your viewing.

Offers In The Region Of £525,000



- **FIVE BEDROOM SEMI-DEATCHED HOUSE**
- **SPACIOUS KITCHEN/DINER**
- **DRIVEWAY AND GARAGE**
- **TWO RECEPTION ROOMS**
- **WITHIN CATCHMENT AREA OF SOUGHT AFTER SCHOOLS**

Property Information

Tenure - Freehold
Construction Type - Brick Built
Flood Risk - Rivers and Seas - Very Low - Surface Water - Low
Council Tax Band - E
EPC Rating - C
Year Built - 1997

Entrance Hallway

Laminate flooring, double radiator, storage cupboard, stairs leading to first floor landing

Reception Room 14'7 x 10 (4.45m x 3.05m)

Double glazed window to front aspect, single radiator, power points, laminate flooring

Living Room 16'1 x 11'1 (4.90m x 3.38m)

Opening leading to kitchen/diner, laminate flooring, double radiator, TV aerial point, phone point, power points

Kitchen/Diner 24'11 x 9'3 (7.59m x 2.82m)

Double glazed window to rear aspect, double glazed patio doors to rear aspect leading to rear garden, double glazed door to side aspect leading to rear garden, tiled flooring, a range of base and wall units with roll top work surfaces, integrated electric oven, integrated gas hob, plumbing for washing machine, combination boiler, space for fridge/freezer, double radiator, power points

Ground Floor Bedroom 12 x 8'6 (3.66m x 2.59m)

Double glazed window to front aspect, laminate flooring, single radiator, power points, door leading to en-suite bathroom

En-Suite 8'0 x 6'2 (2.44m x 1.88m)

Double glazed opaque window to side aspect, tile flooring, tiled walls, low level flush W.C. pedestal style wash basin, shower cubicle with thermostatically controlled shower

First Floor Landing

Carpeted, stairs leading to second floor landing

- **CHAIN FREE**
- **OPEN PLAN LIVING AREA**
- **TWO EN-SUITE BATHROOMS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EASY ACCESS TO A414 & M11**

Bedroom One 12'5 x 9'4 (3.78m x 2.84m)

Double glazed window to rear aspect, carpeted, single radiator, power points, door leading to en-suite bathroom

En-Suite 8'7 x 2'75 (2.62m x 0.61m)

Double glazed opaque window to side aspect, laminate flooring, low level flush W.C. pedestal style wash basin, shower cubicle with thermostatically controlled shower, shaver point

Bedroom Two 10'5 x 9'4 (3.18m x 2.84m)

Double glazed window to front aspect, carpeted, single radiator, power points

Bedroom Three 9'1 x 6'4 (2.77m x 1.93m)

Double glazed window to rear aspect, carpeted, single radiator, power points

Family Bathroom 6'3 x 6'3 (1.91m x 1.91m)

Double glazed window to front aspect, tiled flooring, tiled walls, panel enclosed bath with shower over bath, low level flush W.C. pedestal style wash basin

Second Floor Landing

Carpeted

Second Floor Bedroom 13'6 x 12'9 (4.11m x 3.89m)

Double glazed window to side aspect, Velux windows, carpeted, eaves storage, storage cupboards, power points, double radiator

External

Driveway for two cars, garage, rear garden mainly laid to lawn with patio area

Garage 15'6 x 8'11 (4.72m x 2.72m)

Double glazed door to rear aspect, power, up and over door



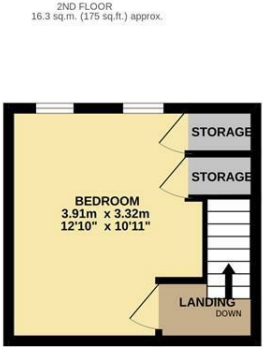
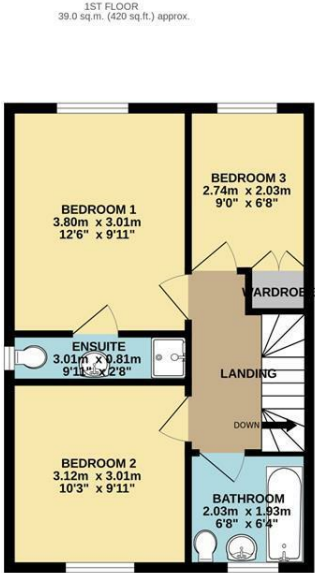
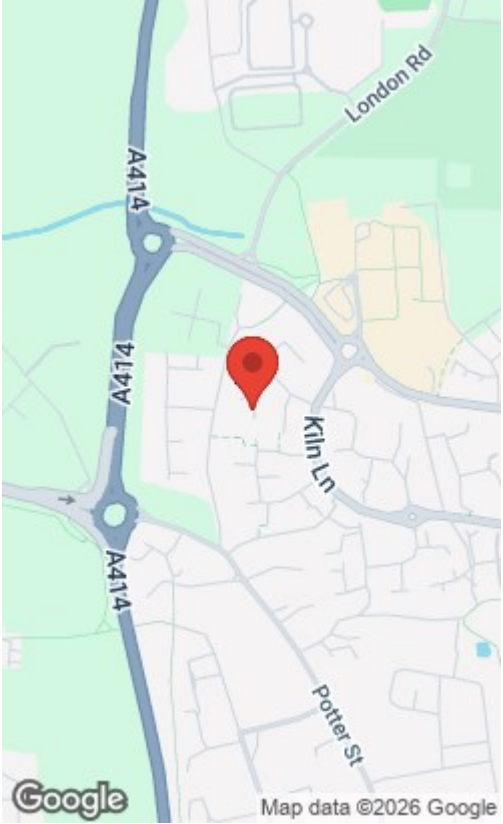






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(13-18) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(13-18) F		
(1-12) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 140.9 sq.m. (1516 sq.ft.) approx.

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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