



Davenport, Church Langley.

Asking Price £350,000

 2  1  1  C

MILLERS
ESTATE AGENTS

* TWO BEDROOMS * CUL-DE-SAC * MODERN FIRST FLOOR BATHROOM * WELL MAINTAINED REAR GARDEN * ALLOCATED PARKING * CLOSE TO SCHOOLS *

Davenport, Church Langley is a popular development in Harlow and this charming two-bedroom terrace house offers a perfect blend of modern living and comfort. The well-designed property features two reception rooms that provide ample space for relaxation and entertaining. The contemporary design is evident throughout, making it an ideal choice for those seeking a stylish yet functional home.

The two bedrooms provide a peaceful retreat for rest and relaxation. The well-appointed bathroom ensures convenience for all residents. One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. The well-maintained rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends. This property is not only a home but a lifestyle, situated within a modern development that enhances the overall living experience.

With its excellent location, this terraced house is close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to own a modern home in a sought-after area. Do not miss the chance to make this lovely house your new home.

Church Langley benefits with local schooling, shopping facilities, cafes and is a short stroll to open fields, local forest and arable farmland. Church Langley also benefit from close proximity to the new M11 junction offering access to London and Cambridge and is a short drive to the New Town benefits with many attractions including a large town park, swimming pool, multiple shopping areas, including the Edinburgh Way Industrial retail park and two overground stations connecting London, Cambridge and Stansted Airport. Road transport includes the A414 joining Ongar, Chelmsford & Ware





GROUND FLOOR

Living Room (max)

14'4" x 10'11" (4.39m x 3.33m)

Dining Room

9'8" x 7'10" (2.95m x 2.38m)

Kitchen

9'8" x 5'11" (2.95m x 1.81m)



FIRST FLOOR

Bedroom One

11'4" x 14'1" (3.45m x 4.30m)

Bedroom Two

12'11" x 7'10" (3.94m x 2.39m)

Bathroom

6'4" x 6'5" (1.93m x 1.96m)

EXTERIOR

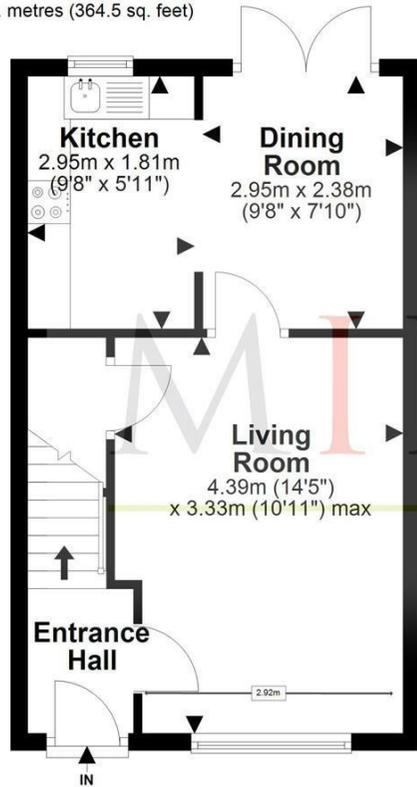
Rear Garden

38'9" x 15'6" (11.81m x 4.72m)



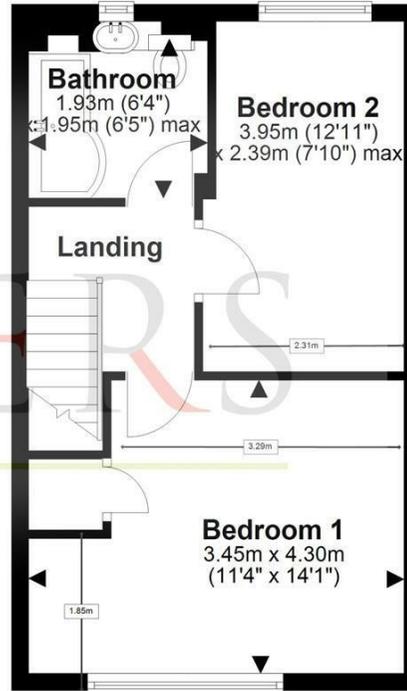
Ground Floor

Approx. 33.9 sq. metres (364.5 sq. feet)

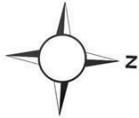


First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)

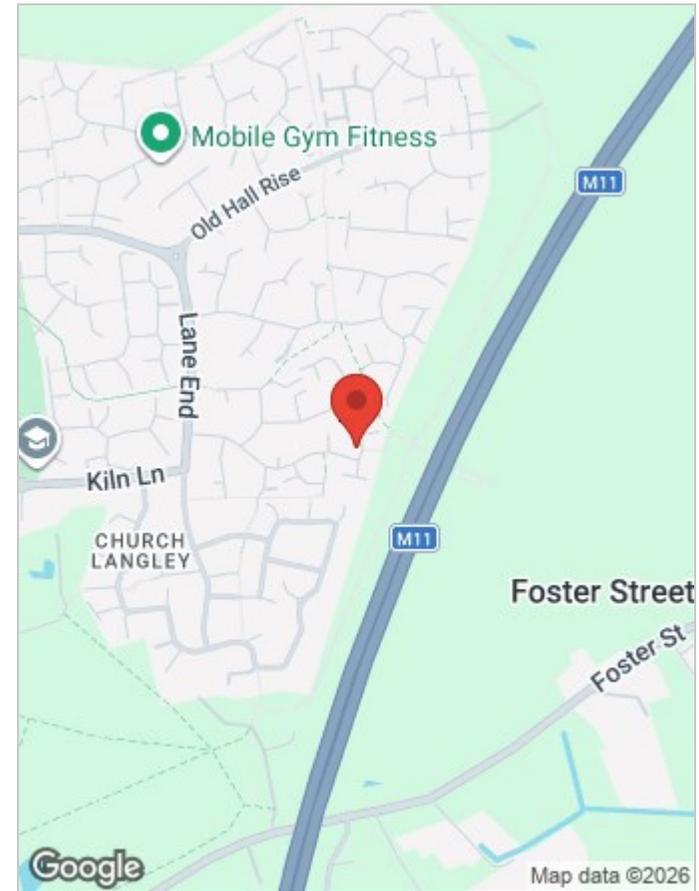


- Floor Plan Key**
- Restricted height. Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 75 | 80 |
| (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 | |

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.