



Belfield Gardens, CM17 9QN  
Harlow





# Belfield Gardens, CM17 9QN

Kings Group are delighted to present this CHARMING TWO BEDROOM SEMI DETACHED HOUSE located in the sought-after Belfield Gardens within the popular Church Langley development. This well-maintained property offers an excellent opportunity for first-time buyers or those looking to downsize, combining comfortable living spaces with a convenient and desirable location. With the added benefit of a garage and driveway for one car, the home provides practical features for modern-day living.

The accommodation begins with an inviting entrance hall leading to a well-appointed fitted kitchen, complete with a range of wall and base units. A bright and spacious lounge/diner flows seamlessly into a conservatory, creating a welcoming space for relaxing or entertaining. Upstairs, the property boasts two generous double bedrooms, both featuring built-in storage cupboards, and a stylish family bathroom fitted with a large double shower.

Externally, the home continues to impress with a low-maintenance, southeast-facing garden mainly laid to patio perfect for outdoor dining and enjoying the sun. The rear access leads you to the garage and driveway.

Within close proximity to local shops, schools, and amenities, the property is ideally positioned for everyday convenience. Excellent transport links via the M11 and M25 offer direct routes to London, Stansted Airport, and Cambridge, making this an ideal home for commuters and families alike.

Call us today to arrange an appointment, viewing is highly advised.

## Offers In Excess Of £390,000



- TWO BEDROOM SEMI DETACHED HOUSE
- CONSERVATORY
- DOUBLE BEDROOMS
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE
- CLOSE TO THE M11/M25

### Entrance Hall

Double glazed window to the front aspect, wood flooring, power points, understairs storage cupboard.

### Kitchen 6'33 x 9'40 (1.83m x 2.74m)

Double glazed window to the rear aspect, textured ceiling, wood flooring, part tiled walls, a range of wall and base units with flat top worksurfaces, integrated cooker, gas hob and electric oven, integrated extractor fan, double drainer unit, integrated fridge, integrated freezer, plumbing for washing machine, power points, combi boiler.

### Lounge/Diner 10'01 x 19:45 (3.07m x 5.79m:13.72m)

Double glazed windows to the front and side aspect, textured ceiling, single radiator, carpeted flooring, power points, door leading to conservatory.

### Conservatory 10'01 x 7:03 (3.07m x 2.13m:0.91m)

Double glazed windows to the side aspect, tiled flooring, power points, door leading to garden.

### Bedroom One 11'78 x 10'19 (3.35m x 3.05m)

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, built in storage, power points.

### Bedroom Two

Double glazed windows to the front aspect, textured ceiling, single radiator, carpeted flooring, built in storage, power points.

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

Double glazed windows to the rear aspect, textured ceiling, heated towel rail, vinyl flooring, shower cubicle with thermostatic controls, extractor fan, wash basin with mixer tap and vanity unit underneath, shaver point.

- GARAGE AND DRIVEWAY FOR ONE CAR
- SECLUDED SOUTH/EAST FACING REAR GARDEN WITH REAR ACCESS
- POPULAR LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY ADVISED

### Garden

South/East facing, mainly laid to patio, wooden fence panels, rear access.

### Garage

Up and over door

### Schools/Transport Links

#### Primary Schools

Henry Moore Primary School (0.25 miles), Church Langley Community Primary School (0.38 miles)

#### Secondary Schools

Passmores Academy (0.65 miles), Mark Hall Academy (1.1 miles)

#### Train stations

Harlow Mill Rail Station (1.85 miles), Harlow Town Rail Station (2.1 miles)

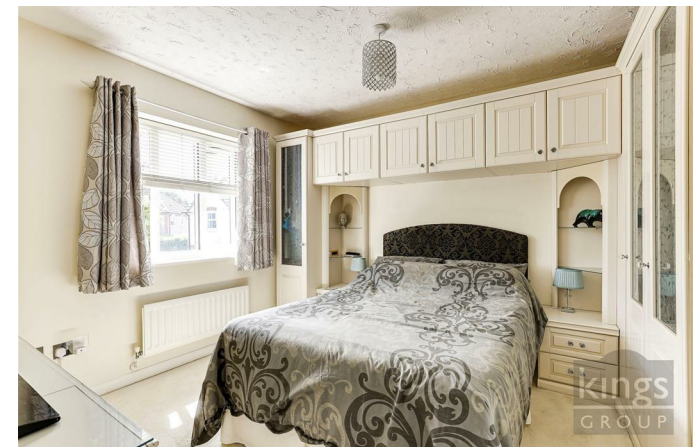
#### Motorways:

M11 J7 (1.43 miles), M11 J7A (2.05 miles)

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

Tenure: Freehold

Parking: Garage & Driveway for one car







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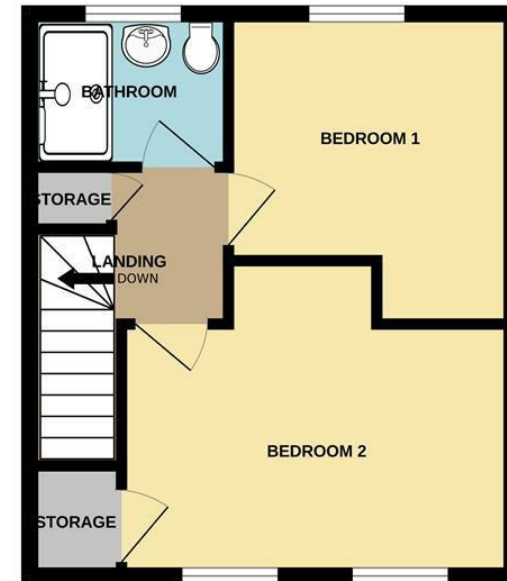
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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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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