



Fenton Grange, CM17 9PG  
Harlow





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GUIDE PRICE £550,000 - £575,000

Kings Group are delighted to present this rarely available FOUR BEDROOM DETACHED FAMILY RESIDENCE, enviably positioned within Fenton Grange, one of Church Langley's most prestigious and sought-after roads.

Offered to the market on a CHAIN FREE BASIS, properties of this calibre seldom become available, making this an exceptional opportunity for growing families seeking generous living space, excellent schooling and outstanding commuter links. The home immediately impresses with its commanding frontage and extensive driveway, providing off-street parking for up to six vehicles.

Step inside and discover a home perfectly designed for modern family living. A welcoming entrance hall leads through to a spacious and beautifully presented lounge, flooded with natural light from the attractive bay window. A separate dining room offers the ideal setting for family gatherings and entertaining, while the stylish fitted kitchen features a comprehensive range of wall and base units, integrated appliances and direct access to the rear garden. Further enhancing the versatility of the ground floor is an additional reception room currently used as a study, alongside a utility room and convenient downstairs cloakroom.

Upstairs, the impressive principal bedroom provides a luxurious retreat, complete with fitted wardrobes and a stunning en-suite shower room. Three further well-proportioned bedrooms offer ample accommodation for the whole family, with two benefiting from built-in wardrobes. A contemporary family bathroom, fitted with a modern white three-piece suite, completes the first-floor accommodation.

The rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor sanctuary. Predominantly laid with artificial lawn, the space is complemented by two patio entertaining areas, a charming Koi pond, wooden shed and side access. Perfectly positioned close to local shops, highly regarded schools and everyday amenities.



- **FOUR BEDROOM DETACHED FAMILY RESIDENCE**

- **CUL-DE-SAC LOCATION**

- **THREE RECEPTION ROOMS**

- **DOWNSTAIRS CLOAKROOM**

- **POTENTIAL TO EXTEND SUBJECT TO THE USUAL PLANNING RESTRAINTS**

### Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Large Driveway Accommodating ample parking spaces.

### Entrance Hall

#### Lounge 18'3 x 15'4 (5.56m x 4.67m)

Double glazed bay window to the front aspect, laminate flooring, double radiator, gas fire place with wooden over mantle, power points.

#### Dining Room 8'9 x 8'3 (2.67m x 2.51m)

Bi-folding doors to the rear aspect, single radiator, laminate flooring, power points.

#### Kitchen 14'8 x 12'6 (4.47m x 3.81m)

Double glazed windows to the rear and side aspect, double radiator, tiled flooring, a range of wall and base units with roll top worksurfaces, integrated 5 ring Zanussi hob and AEG electric oven hood extractor fan, double drainer unit, plumbing for washing machine, space for dishwasher, integrated fridge freezer, spotlights, door to side aspect leading to garden, power points.

#### Utility Room 7'10 x 4'0 (2.39m x 1.22m)

Tiled flooring, roll top worksurfaces, power points, boiler.

#### Versatile Reception Room (Study Room) 13'0 x 7'10 (3.96m x 2.39m)

Double glazed window to the front aspect, double radiator, carpeted flooring, power points.

#### Downstairs Cloakroom 5'9 x 2'7 (1.75m x 0.79m)

Single radiator, laminate flooring, wash basin with mixer tap, low level W.C

### Landing

Carpeted flooring, power points, loft hatch.

- **OFFERED FOR SALE ON A CHAIN FREE BASIS**

- **LARGE DRIVEWAY ACCOMODATING UP TO SIX CARS**

- **LUXURY EN-SUITE & BUILT IN WARDROBES TO THE MASTER BEDROOM**

- **UTILITY ROOM**

- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

#### Bedroom One 12'1 x 11'9 (3.68m x 3.58m)

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

#### En-suite 6'4 x 4'8 (1.93m x 1.42m)

Double glazed window to the front aspect, tiled walls, tiled flooring, heated towel rail, extractor fan, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath, low level W.C

#### Bedroom Two 11'5 x 8;3 (3.48m x 2.44m;0.91m)

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

#### Bedroom Three 11'5 x 8'3 (3.48m x 2.51m)

Double glazed window to the rear aspect, single radiator, built in wardrobes, power points.

#### Bedroom Four 9'7 x 8'7 (2.92m x 2.62m)

Double glazed window to the front aspect, single radiator, power points.

#### Family Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Double glazed window to the rear aspect, vinyl flooring, heated towel rail, extractor fan, panel enclosed bath with mixer taps, wash basin with mixer taps and vanity unit underneath, low level W.C

### Garden

Mainly laid to artificial grass with two patio areas, wooden fence panels, wooden shed, side access, Koi pond.





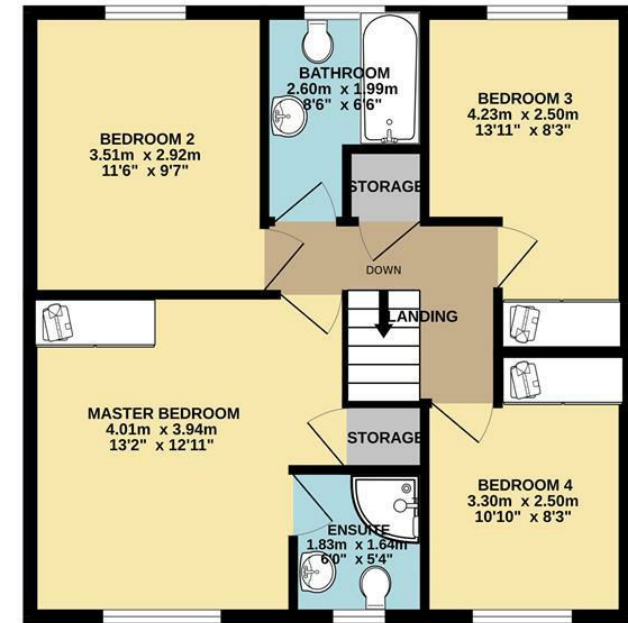
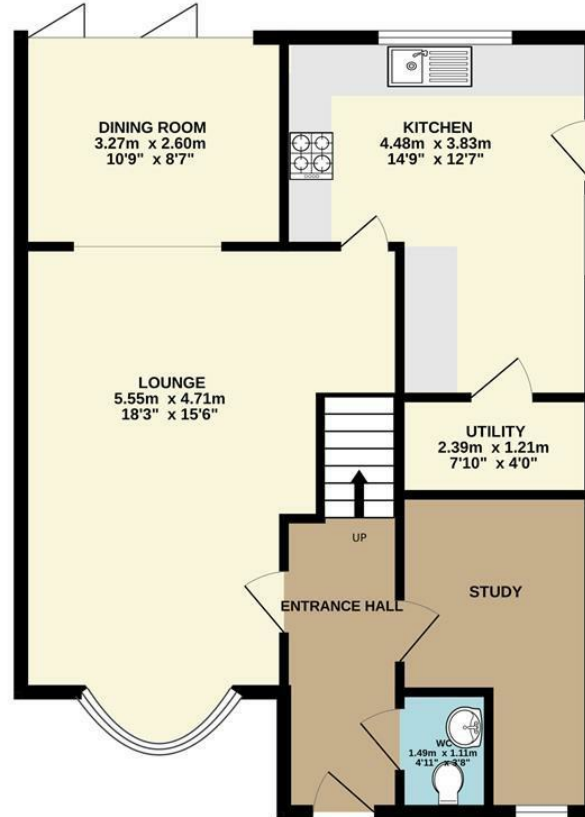
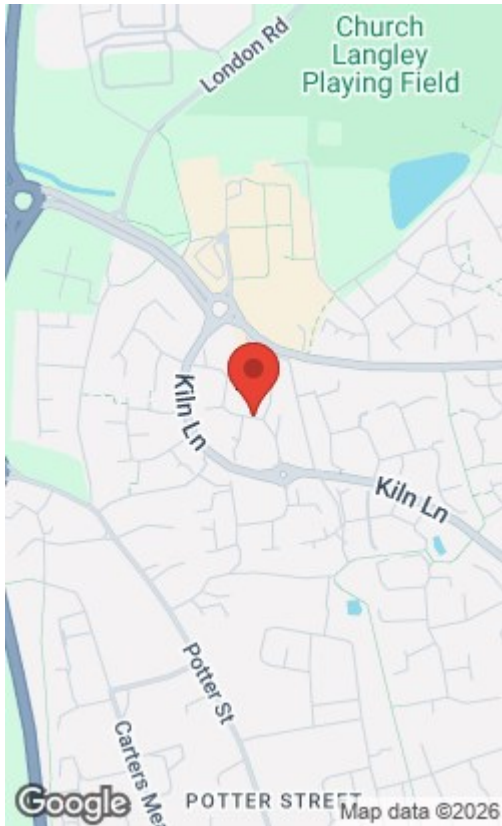




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

GROUND FLOOR  
64.6 sq.m. (695 sq.ft.) approx.

1ST FLOOR  
55.8 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA: 120.3 sq.m. (1295 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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Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

