



**Davenport, Church Langley.**  
**Asking Price £350,000**



**MILLERS**  
ESTATE AGENTS

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

Nestled in the desirable area of Church Langley, Harlow, this charming two-bedroom terraced house offers a perfect blend of modern living and comfort. The property boasts a well-designed layout, featuring 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.





## 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)

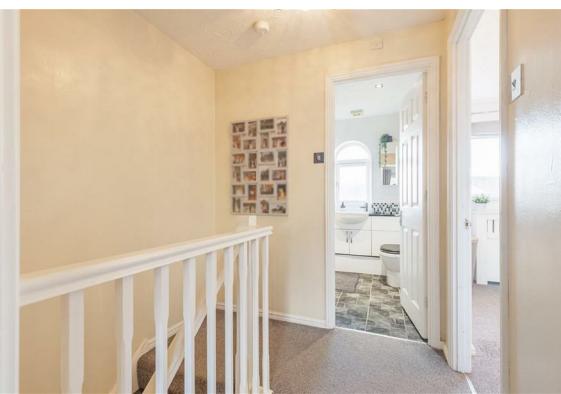
### Bathroom

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

## EXTERIOR

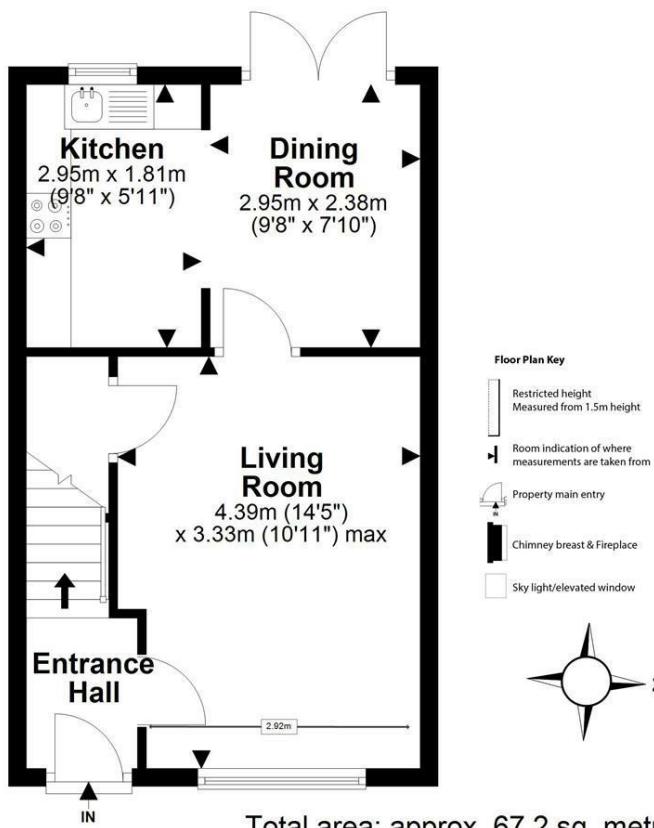
### Rear Garden

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



## Ground Floor

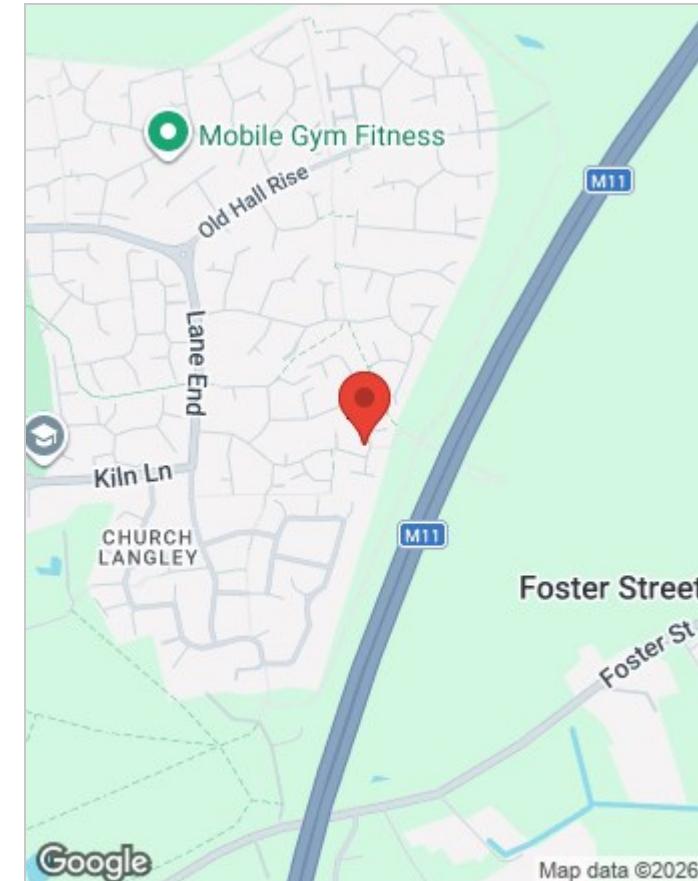
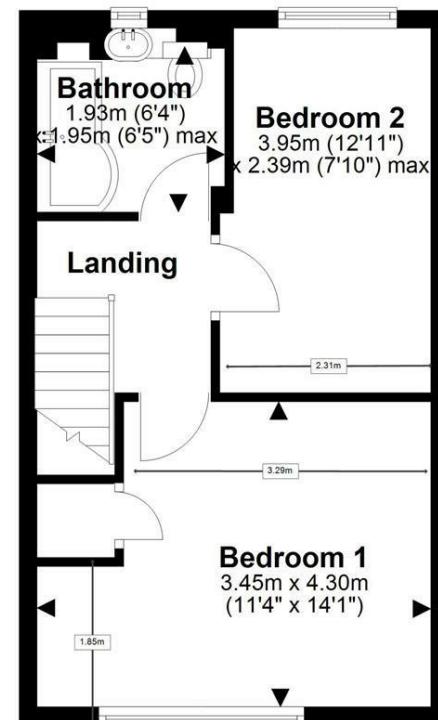
Approx. 33.9 sq. metres (364.5 sq. feet)



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 footprint

## First Floor

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



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

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		

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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