



Westbury Rise, CM17 9NS  
Harlow







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# Westbury Rise, CM17 9NS

Kings Group are proud to present this beautifully maintained TWO BEDROOM MID TERRACE FAMILY HOME nestled in the desirable Westbury Rise, on the ever so popular Church Langley Development — a highly sought-after location known for its community feel, excellent amenities, and commuter convenience.

This charming home is the perfect choice for FIRST TIME BUYERS ready to take their first step onto the property ladder or for those looking to DOWNSIZE into something modern, bright, and effortlessly easy to maintain. Boasting allocated parking for TWO CARS, a welcoming entrance porch, and a stylish, airy lounge, this property offers instant curb appeal and a true sense of home the moment you step inside.

The contemporary fitted kitchen is designed with both practicality and style in mind, featuring a range of wall and base units and direct access to the private rear garden — ideal for summer barbecues, morning coffee, or entertaining friends.

Upstairs, the spacious master bedroom is light-filled with two windows and a built-in wardrobe, while the second bedroom is perfectly sized for a guest room, nursery, or home office, giving you the flexibility to make it your own. Every corner of this home has been thoughtfully designed to maximise comfort, storage, and functionality.

Step outside and enjoy a beautifully landscaped, low-maintenance garden with a decked seating area — the perfect space to unwind or host gatherings all year round. Located just moments away from local shops, highly regarded schools, and health facilities, this home offers everything you need right on your doorstep.

In addition, there is fantastic transport links via the M11 and M25, you'll have direct access

## Offers In Excess Of £325,000





- TWO BEDROOM MID TERRACE FAMILY HOME
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE
- WITHIN CATCHMENT OF HIGH REGARDED PRIMARY AND SECONDARY SCHOOLS
- CLOSE PROXIMITY TO LOCAL SHOPS, AMENITIES & HEATHCARE FACILITIES
- MODERN FITTED KITCHEN

### Property Information

Tenure: Freehold

Build: Standard Construction - Brick & Tile

Flood Risk: Rivers & Seas - very low, Surface Water

Parking: Two allocated parking spaces to front of the property

### Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.15 miles), Church Langley Community Primary School (0.43 miles)

Secondary Schools:

Passmores Academy (0.73 miles), Mark Hall Academy (1.12 miles)

Train Stations:

Harlow Mill Rail Station (1.86 miles) Harlow Town Rail Station (2.18 miles)

Motorways:

M11 J7 (1.42 miles), M11 J7A (1.98 miles)

### Porch 3'9 x 3'3 (1.14m x 0.99m)

### Lounge 11'6 x 15'7 (3.51m x 4.75m)

Double Glazed windows to the front aspect, textured ceiling, Single radiator, laminate flooring, phone point, TV aerial point, power points.

### Kitchen 11'6 x 6'3 (3.51m x 1.91m)

Double glazed windows to the rear aspect, single radiator, tiled splash backs, a range of wall and base units, integrated cooker, electric oven and gas hob, drainer unit, power points.

- OFF STREET PARKING FOR TWO CARS
- EXCELLENT PUBLIC TRANSPORT LINKS

- EASE OF ACCESS TO THE A414 & M11/M25 PROVIDING DIRECT LINKS INTO LONDON, CAMBRIDGE & STANSTEAD
- WELL MAINTAINED THROUGH OUT
- VIEWING IS HIGHLY ADVISED TO FULLY APPRECIATE THIS FAMILY HOME

### Bedroom One 11'6 x 11'0 (3.51m x 3.35m)

Double Glazed front aspect windows, textured ceiling, single radiator, carpeted flooring, power points, built in wardrobes, built in storage cupboard.

### Bedroom Two 6'7 x 7'7 (2.01m x 2.31m)

Double Glazed rear aspect windows, textured ceiling, single radiator, carpeted flooring, power points.

### Family Bathroom 4'6 x 11'0 (1.37m x 3.35m)

Double glazed windows to the rear aspect, heated towel rail laminate flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer tap, low level W.C, shaver point, airing cupboard

### Garden

Mainly laid to patio with decked setting area, wooden shed, wooden fence panels.







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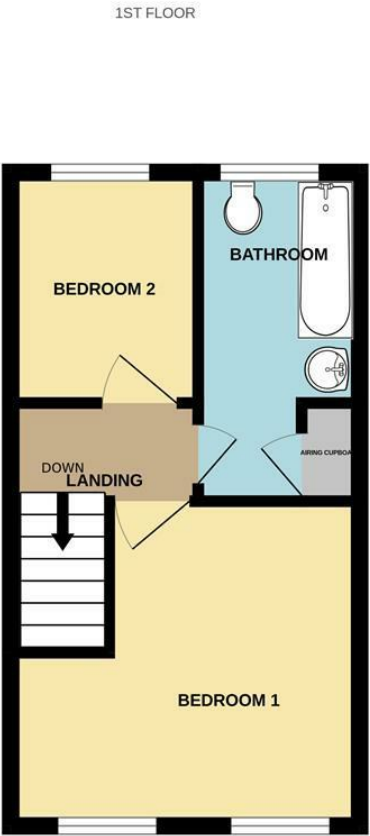
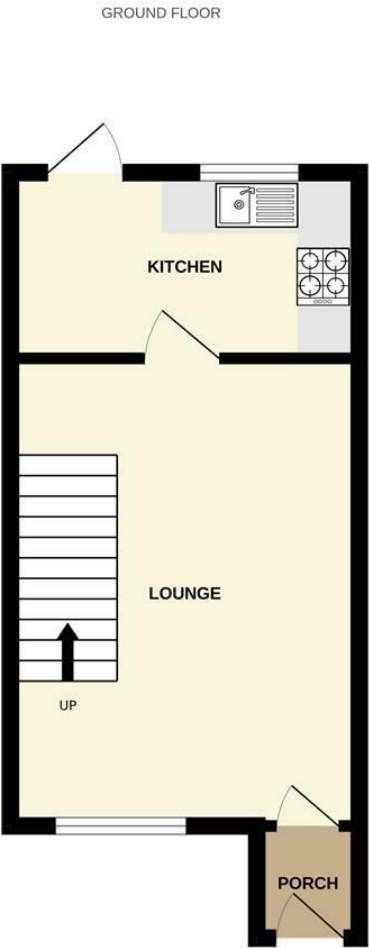
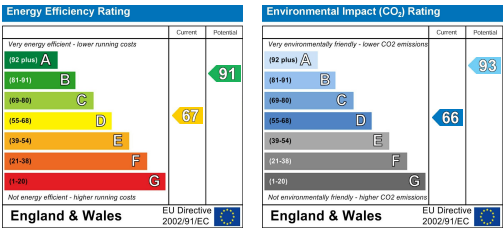


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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