



Davenport, CM17 9TJ
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS SPACIOUS, EXTENDED TWO BEDROOM END OF TERRACE HOUSE WITH PARKING FOR TWO CARS IN DAVENPORT, CHURCH LANGLEY ****

Nestled in the charming area of Davenport, Church Langley, this delightful end-terrace house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The heart of the house is a large open-plan kitchen, diner, and lounge, creating a welcoming space for family gatherings and social occasions.

This property boasts two well-appointed bedrooms, including a master suite that features a dressing room and an en-suite bathroom, providing a private retreat for the homeowners. Additionally, there is a family shower room, ensuring convenience for all residents and guests.

The house has been thoughtfully extended to the side and rear, enhancing its living space and functionality. For those in need of extra storage, a garage is available, along with two designated parking spaces, making this property practical for everyday living.

The loft space presents an exciting opportunity for further development or additional storage, allowing you to tailor the home to your needs. Situated close to local shops and amenities, this property is also within the catchment area of sought-after schools, making it an excellent choice for families.

In summary, this end-terrace house in Davenport is a wonderful opportunity for anyone seeking a comfortable and versatile home in a desirable location. With its modern features



**Offers In The Region Of
£375,000**



- **TWO BEDROOM END OF TERRACE HOUSE**
- **SECOND RECEPTION ROOM**
- **FAMILY SHOWER ROOM**
- **PART OF GARAGE LEFT FOR ADDITIONAL STORAGE SPACE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Property Information

Tenure - Freehold

Construction Type - Brick Built

Flood Risk - Rivers and Seas - Very Low - Surface Water - Very Low

EPC Rating - D

Council Tax Band - C

Entrance Hallway

Laminate flooring, stairs leading to first floor landing

Lounge area 14'31 x 9'89 (4.27m x 2.74m)

Double glazed window to front aspect, opening leading to kitchen/diner, laminate flooring, double radiator, TV aerial point, phone point, power points

Kitchen/Diner 18'91 x 13'05 (5.49m x 4.09m)

Double glazed windows to rear aspect, double glazed French doors to rear aspect leading to rear garden, laminate flooring, double radiator, skylights, kitchen area consists of a range of base and wall units with flat top granite effect work surfaces, tiled splash backs, Integrated electric oven and gas hob, chimney style extractor fan, sink with double drainer unit, integrated fridge/freezer, plumbing for washing machine, breakfast bar, power points

Reception Room 13'38 x 8'30 (3.96m x 2.44m)

Double glazed door to rear aspect, laminate flooring, double radiator, power points, spotlights

First Floor Landing

Carpeted, loft access

Master Bedroom 11'27 x 13'12 (3.35m x 3.96m)

Double glazed window to rear aspect, single radiator, carpeted, power points, opening leading to dressing room

- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **MASTER SUITE WITH DRESSING ROOM AND EN-SUITE BATHROOM**
- **PARKING FOR TWO CARS**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **EASY ACCESS TO A414 & M11**

Dressing Room

Vertical radiator, laminate flooring, power points

En-Suite Bathroom 6'20 x 8'28 (1.83m x 2.44m)

Double glazed opaque window to front aspect, heated towel rail, laminate flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer tap and vanity under unit, low level flush W.C. tiled splashbacks, spotlights

Bedroom Two 12'91 x 6'88 (3.66m x 1.83m)

Double glazed window to front aspect, laminate flooring, double radiator, power points

Shower Room 6'17 x 6'36 (1.83m x 1.83m)

Double glazed opaque window to front aspect, tiled flooring, tiled walls, walk in shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity under unit, low level flush W.C. heated towel rail, spotlights

External

Rear garden mainly decked with artificial lawn, storage area to front of garage, parking for two cars

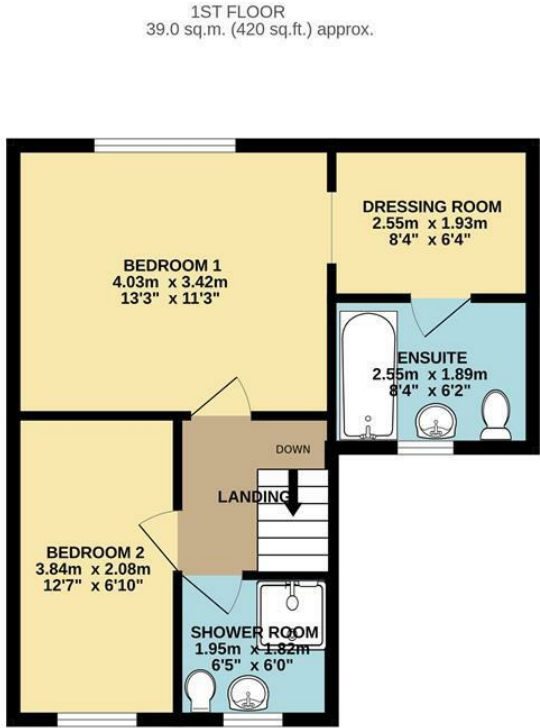
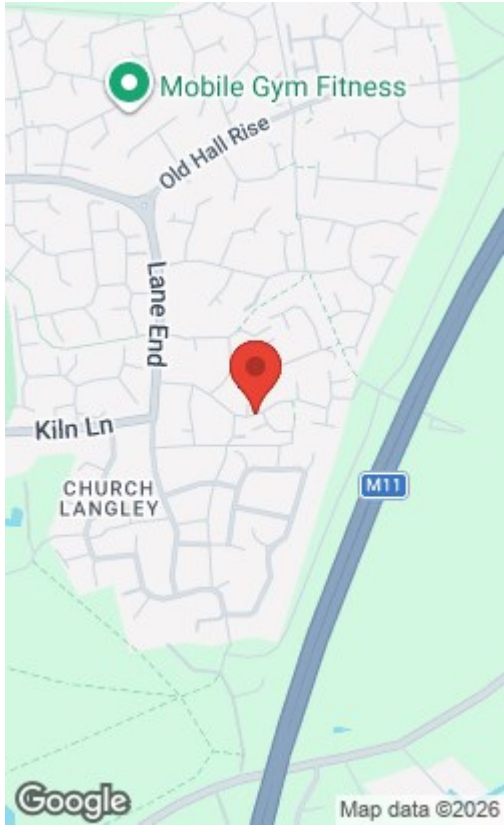








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 93.6 sq.m. (1007 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

