



Belfield Gardens, CM17 9QN
Harlow





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GUIDE PRICE £475,000 - £500,000.

Kings Group are excited to bring to market this fantastic THREE BEDROOM DETACHED FAMILY HOME in Belfield Gardens, right in the heart of the ever-popular Church Langley development; and best of all, it's offered chain free, making your move that much easier. With great space, brilliant flow and parking that's hard to find, this is a home that really works for family life.

Walk through the front door and you immediately get a sense of space. The welcoming entrance hall leads into a generous family lounge and a separate dining room, perfect for everyday living and hosting friends. The dining room has doors that open into a bright conservatory that genuinely feels like another reception room, not just an add-on. With underfloor heating and views out to the garden, it's a spot you'll use all year round. The kitchen is well laid out with plenty of wall and base units and also links straight through to the conservatory, creating a lovely open, sociable feel. The garage has been partially converted: one section now serves as a practical utility room, fitted with a range of wall and base units, while the remaining half is retained as useful storage space. There's also a convenient downstairs cloakroom that completes the downstairs layout.

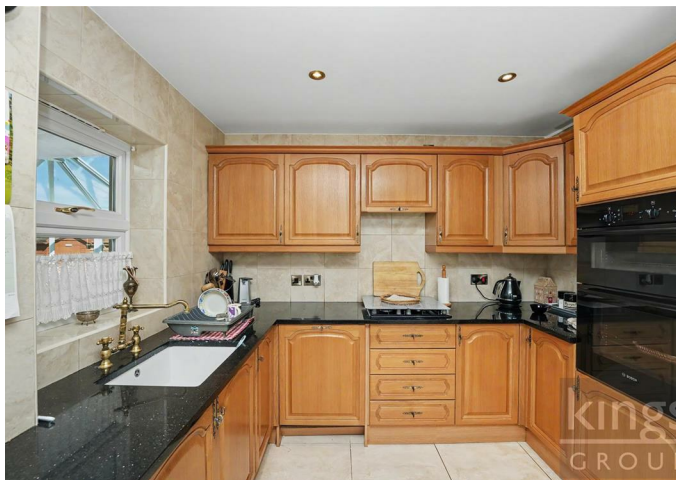
Upstairs, the master bedroom offers built-in wardrobes and its own en-suite shower room, while two further well-proportioned bedrooms provide excellent space for children, guests or working from home. A three-piece suite family bathroom serves the rest of the floor.

Outside, the rear garden is private and low maintenance, mainly laid to astro turf with a patio area for seating and convenient side access. The driveway comfortably fits two to three cars; something buyers always appreciate here.

With local shops, schools and amenities close by, plus easy access to the M11 and M25 providing direct access to London, Stansted and Cambridgeshire.

Belfield Gardens, CM17 9QN

Guide Price £475,000



- CHAIN FREE - GUIDE PRICE £475,000 - £500,000
- PARTIALLY CONVERTED GARAGE AND DRIVEWAY FOR TWO/THREE CARS
- DINING ROOM
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE PROXIMITY TO THE M11/M25 PROVIDING ACCESS TO LONDON, STANSTED & CAMBRIDGE

Property Information

Build - Standard Construction

Tenure: Freehold

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

Parking: Garage and Driveway for Two/Three Cars

Entrance Hall 13'91 x 6'08 (3.96m x 2.03m)

Double glazed window to side aspect, stairs leading to first floor landing, tiled flooring, single radiator

Downstairs Cloakroom 5'48 x 2'39 (1.52m x 0.61m)

Double glazed opaque window to side aspect, tiled flooring, tiled walls, textured ceiling, single radiator, pedestal style wash basin with mixer tap, low level flush W.C.

Lounge 15'14 x 14'54 (4.57m x 4.27m)

Double glazed bay window to front aspect, coved textured ceiling, carpeted, electric fireplace with tile surround, single radiator, TV aerial point, phone point, power points

Dining Room 10'48 x 8'55 (3.05m x 2.44m)

Double glazed patio doors to rear aspect leading to conservatory, carpeted, coved textured ceiling, power points

Conservatory 12'98 x 21'79 (3.66m x 6.40m)

Double glazed windows to rear and side aspect, double glazed French doors to rear aspect leading to rear garden, underfloor heating, TV aerial point, phone point, power points

Utility 9'23 x 7'04 (2.74m x 2.24m)

Double glazed window to rear aspect, tiled flooring, boiler, sink with drainer unit, a range of base and wall units with flat top granite effect work surfaces, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, power points, door leading to garage

Kitchen 9'54 x 12'01 (2.74m x 3.68m)

Double glazed window to rear aspect, tiled flooring, a range of base and wall units with flat top granite effect work surfaces,

THREE BEDROOM DETACHED FAMILY HOME

DOWNSTAIRS CLOAKROOM

CONSERVATORY WITH UNDERFLOOR HEATING

CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

EARLY VIEWING IS HIGHLY ADVISED

spotlights, integrated dishwasher, integrated gas hob, integrated electric oven, integrated under counter fridge and freezer, sink with mixer tap and single drainer unit, power points

Bedroom One 10'07 x 10'09 (3.23m x 3.28m)

Double glazed window to rear aspect, carpeted, fitted wardrobes, power points, single radiator, door leading to En-suite, textured ceiling

En-suite 9'01 x 3'27 (2.77m x 0.91m)

Double glazed opaque window to rear aspect, tiled walls, tiled flooring, shower cubicle with thermostatically controlled shower, low level flush W.C. pedestal style wash basin with mixer tap, single radiator

Bedroom Two 9'46 x 11'08 (2.74m x 3.56m)

Double glazed window to front aspect, textured ceiling, carpeted, single radiator, power points

Bedroom Three 9'50 x 9'57 (2.74m x 2.74m)

Double glazed window to front aspect, textured ceiling, carpeted, single radiator, power points, storage cupboard over stairs

Family Bathroom 6'98 x 6'89 (1.83m x 1.83m)

Double glazed opaque window to rear aspect, tiled walls, tiled flooring, single radiator, panel enclosed bath with shower attachment, pedestal style wash basin with mixer tap, low level flush W.C. shaver point

Garden

Side access, patio area, AstroTurf

Garage 7'59 x 7'65 (2.13m x 2.13m)

Power, converted partially into utility room





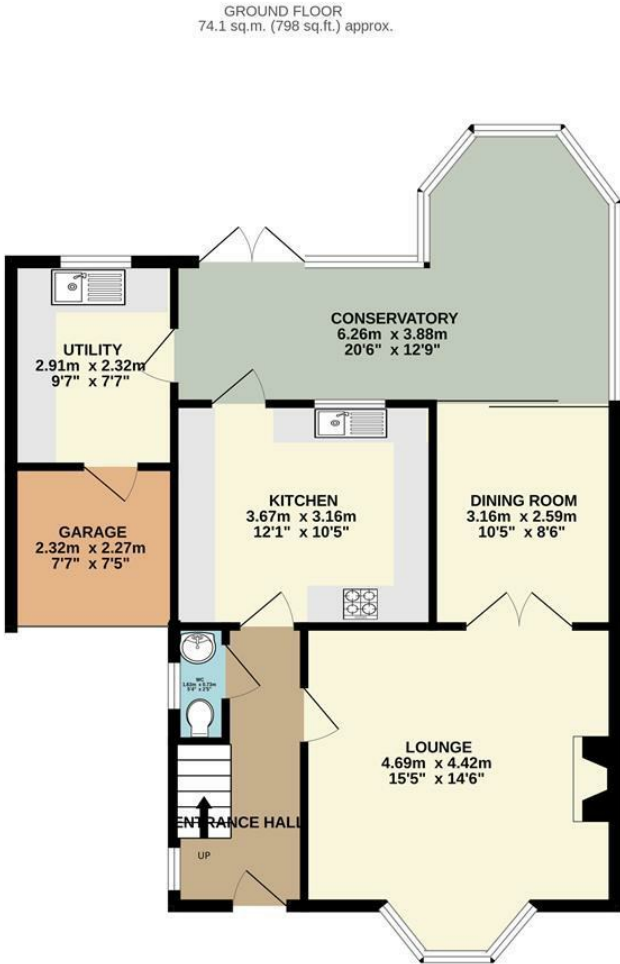
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(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 : 118.8 sq.m. (1278 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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