



Abbeydale Close, CM17 9QB
Harlow





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**** KINGS GROUP ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED, THREE BEDROOM LINK-DETACHED HOUSE IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF ABBEYDALE CLOSE, CHURCH LANGLEY ****

Situated in the highly desirable cul-de-sac location of Abbeydale Close, Church Langley, this beautifully renovated three-bedroom linked-detached home offers stylish, contemporary living and is presented to an exceptional standard throughout. Recently refurbished with a high-specification modern finish, the property combines elegant interiors with practical family accommodation, making it an ideal purchase for first-time buyers, growing families and those seeking a ready-to-move-into home. Upon entering, the welcoming accommodation leads through to a stylish lounge, providing a comfortable space in which to relax and unwind. The contemporary kitchen/diner forms the heart of the home, offering an attractive and sociable environment for everyday family life and entertaining. Featuring bi-fold doors opening directly onto the rear garden, this space seamlessly connects indoor and outdoor living, creating an ideal setting for summer gatherings and al fresco dining. A convenient downstairs cloakroom completes the ground-floor accommodation. To the first floor are three well-proportioned bedrooms, all complemented by a modern family bathroom fitted with a contemporary three-piece suite. The recent renovation and carefully considered finish throughout ensure the property feels fresh, stylish and impeccably maintained. Externally, the property benefits from a private rear garden, ideal for relaxing, entertaining and family enjoyment, together with a garage and driveway providing valuable off-road parking. Church Langley is a popular and well-established residential development, particularly favoured by families for its community feel, local amenities and convenient access to everyday essentials while the wider Harlow area offers further shopping, leisure and dining facilities.

Offers In The Region Of £525,000



- **THREE BEDROOM LINK-DETACHED HOUSE**
- **GOOD SIZED LANDSCAPED REAR GARDEN**
- **RECENTLY RENOVATED THROUGHOUT**
- **DOWNSTAIRS W.C.**
- **HIGH SPECIFICATION FINISH**

Property Information

Tenure - Freehold

Construction Type - Brick Built

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

Council Tax Band - D

EPC Rating - TBC

Year Built - 1996

Entrance Hallway

Laminate flooring, single radiator, stairs leading to first floor landing

Downstairs W.C. 5'54 x 2'68 (1.52m x 0.61m)

Double glazed opaque window to front aspect, tiled flooring, part tiled walls, low level flush W.C. wall mounted wash basin with mixer tap

Lounge 14'52 x 12'51 (4.27m x 3.66m)

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

Kitchen/Diner 10'10 x 15'61 (3.30m x 4.57m)

Double glazed window to rear aspect, double glazed bi-folding doors to rear aspect leading to rear garden, tiled flooring, double radiator, a range of base and walls units with flat top marble effect work surfaces, integrated fridge/freezer, integrated double electric oven, integrated gas hob, extractor fan, integrated washing machine, integrated dishwasher, sink with single drainer unit and mixer tap, water filter/softener, power points

First Floor Landing 9'56 x 6'11 (2.74m x 2.11m)

Carpeted, airing cupboard, loft access

- **GARAGE AND DRIVEWAY**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **BRAND NEW WORCESTER ECO COMBI BOILER**
- **MODERN FITTED OPEN PLAN KITCHEN/DINER**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Master Bedroom 6'87 x 5'48 (1.83m x 1.52m)

Double glazed window to front aspect, laminate flooring, double radiator, fitted wardrobes, coved ceiling, power points

Bedroom Two 9'61 x 8'56 (2.74m x 2.44m)

Double glazed window to rear aspect, laminate flooring, double radiator, fitted wardrobes, coved ceiling, power points

Bedroom Three 8'44 x 6'73 (2.44m x 1.83m)

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

Family Bathroom 6'87 x 5'48 (1.83m x 1.52m)

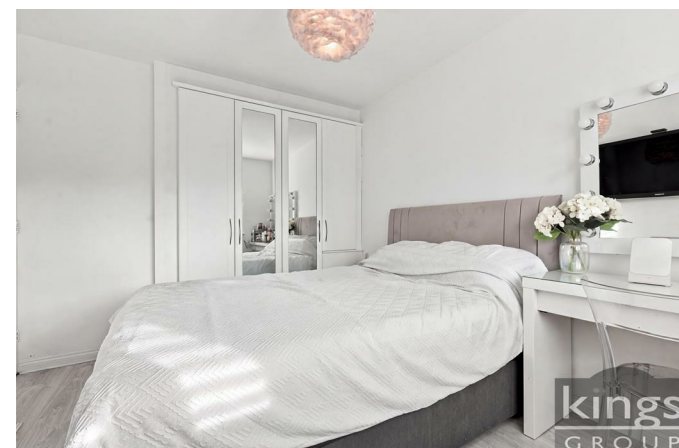
Double glazed opaque window to rear aspect, tiled flooring, tiled walls, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level flush W.C. shaver point, spotlights, extractor fan

Garage 16'9 x 8'6 (5.11m x 2.59m)

Double glazed door to rear aspect leading to rear garden, manual up and over door, lighting, power points, 5 month old Worcester Eco Combination boiler with 10 year warranty

External

Landscaped part decked part laid to lawn rear garden with side access and access through garage, feature lighting all around, driveway to front aspect and power for electric car charger point, outside tap, ample visitor parking on street





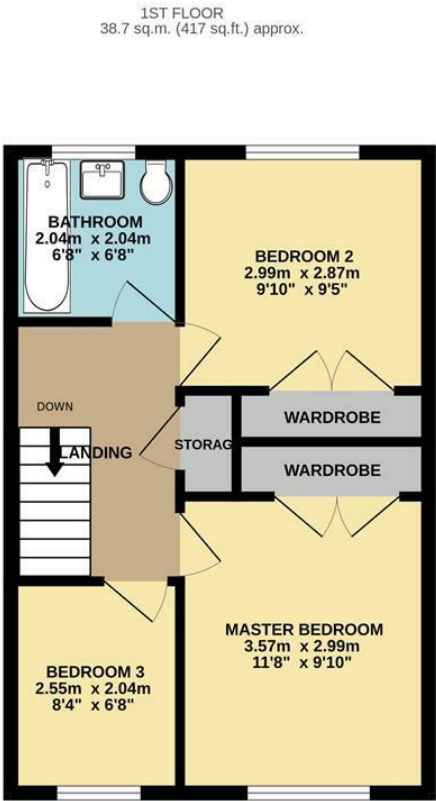
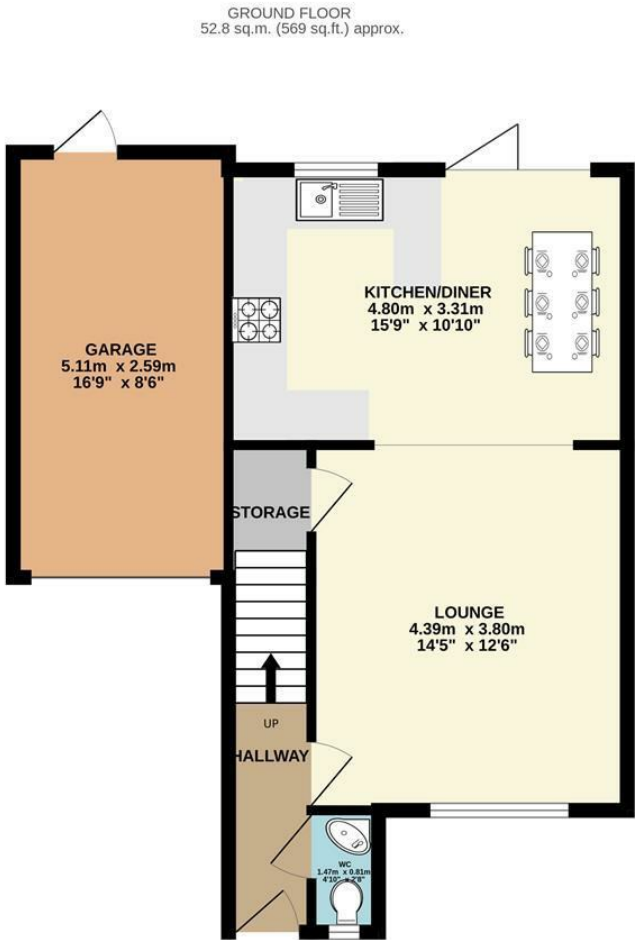
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) 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 : 91.6 sq.m. (986 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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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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