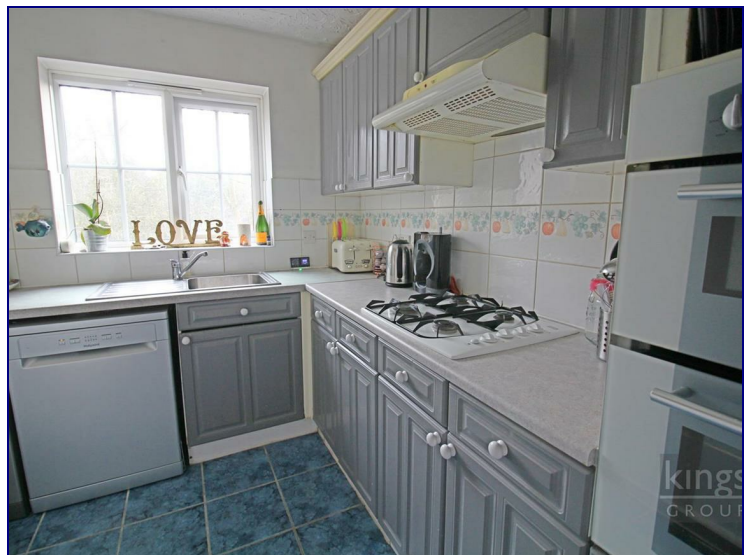


## Chamberlain Close, Harlow, CM17 9QP



**£300,000**



Kings Group - Church Langley are delighted to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM HOUSE on Chamberlain Close. Situated in the heart of CM17 on the popular Church Langley development, this ideal first time purchase is comprised of two double bedrooms, family bathroom, lounge/diner and kitchen. The property also benefits from off-street parking to the rear of the property for two vehicles. The house is a short walk from local shops and amenities including Tesco supermarket, local GP's and Kiddi Caru day nursery. The house also falls within the catchment of Church Langley Primary School as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. The property is within easy reach of the A414 & M11 offering direct links to London, Chelmsford & Stansted Airport. To arrange a viewing, please don't hesitate to get in touch.

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**Entrance Hallway**

**11'02 x 3'74 (3.40m x 0.91m)**

**Lounge**

**16'07 x 12'20 (5.05m x 3.66m)**

**Kitchen**

**11'23 x 8'16 (3.35m x 2.44m)**

**First Floor Landing**

**9'31 x 6'37 (2.74m x 1.83m)**

**Bedroom One**

**12'15 x 11'77 (3.66m x 3.35m)**

**Bedroom Two**

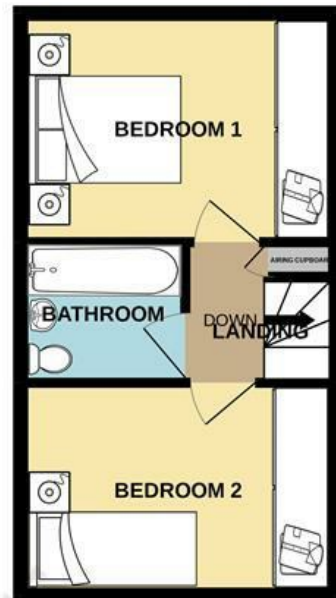
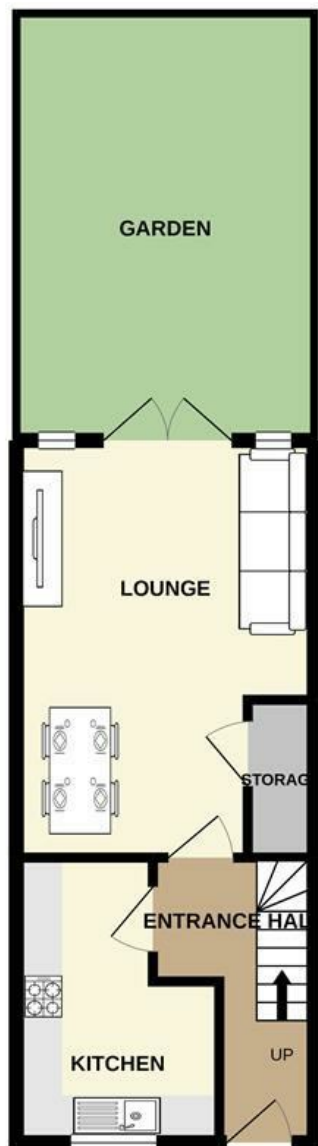
**12'17 x 10'19 (3.66m x 3.05m)**

**Family Bathroom**

**6'36 x 5'46 (1.83m x 1.52m)**

**Garden (Approx 25ft)**





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(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	