

PESTELL & CO

ESTABLISHED 1991



DOULTON CLOSE, CHURCH LANGLEY
OFFERS IN EXCESS OF £450,000

3 BEDROOM SEMI DETACHED | LIVING ROOM DINER | GROUND
FLOOR CLOAKROOM | BEDROOM WITH EN-SUITE | LOFT AREA
CURRENTLY SET UP AS HOME CINEMA | LARGE EAVES STORAGE
HOME OFFICE | OFF STREET PARKING FOR TWO VEHICLES

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

An extremely well presented three bedroom semi-detached offering living room diner, kitchen and cloakroom on the ground floor with three bedrooms, one en-suite, and a family bathroom on the first floor. The loft area is currently set up as a home cinema and also offers eaves storage. There is off street parking for two vehicles, a 30 foot square rear garden and a large home office..



ENTRANCE HALL

LIVING ROOM DINER 22'7" X
9'9" MAX

KITCHEN

UTILITY/PLAYROOM
15'9" X 7'7"

CLOAKROOM





FIRST FLOOR LANDING

MASTER BEDROOM 10'10" X 9'10"

EN-SUITE

BEDROOM 2 9'6" X 7'11"

BEDROOM 3 11'7" MAX X 6'4"

FAMILY BATHROOM

LOFT 21'10" X 7'5"

EAVES STORAGE 10'7" X 8'1"



With obscure glazed composite front door leading into:

ENTRANCE HALL

With ceiling lighting, smoke alarm, stairs rising to first floor landing, wall mounted fuse board, tiled flooring and door through to:

LIVING ROOM DINER – 22'7" X 9'9" MAX

With window to front and feature bay window to rear, wall mounted radiators, under stairs storage cupboard, TV, telephone and power points, ceiling and wall mounted lighting, tiled flooring and door through to:

KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary stone work surface with a 1 ½ bowl single drainer composite sink unit with mixer tap, four-ring induction hob with Neff oven and extractor fan above, tiled surround, window to rear, cupboard housing Vaillant boiler, integrated dishwasher, integrated wine cooler, ceiling lighting, contemporary wall mounted radiator, tiled flooring, further door to rear patio and decking beyond and doors and openings to rooms.

CLOAKROOM

Comprising a low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap, ceiling lighting, obscure window to rear and tiled flooring.

UTILITY/PLAYROOM

With recess, plumbing and power for washing machine, tumble dryer and fridge freezer, solid oak flooring, ceiling lighting, wall mounted radiator and window to front.

FIRST FLOOR LANDING

With ceiling lighting, smoke alarm, access to loft, linen cupboard, fitted carpet and doors to rooms.

MASTER BEDROOM – 10'10" X 9'10"

With feature bay window to front, inset ceiling downlighting, wall mounted radiator, TV, telephone and power points, fitted carpet, 'his' and 'hers' built-in wardrobes and door through to:

EN-SUITE

Comprising a fully tiled and glazed shower cubicle, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, obscure window to front, chromium heated towel rail, full tiled surround, inset ceiling downlighting, extractor fan, tiled flooring and mirrored wall mounted vanity unit.

BEDROOM 2 – 9'6" X 7'11"

With window overlooking rear garden, inset ceiling downlighting, wall mounted radiator, TV and power points and fitted carpet.

BEDROOM 3 – 11'7" MAX X 6'4"

With window overlooking rear garden, wall mounted radiator, inset ceiling downlighting, fitted carpet and power points. Currently used as walk-in wardrobe with built-in shelving and hanging rails.

FAMILY BATHROOM

Comprising a three-piece suite of tile enclose bath with mixer tap and shower attachment over, full tiled surround with glazed screen, wash hand basin with mixer tap, low level WC with integrated flush, chromium heated towel rail, obscure window to rear, inset ceiling downlighting, extractor fan and tiled flooring.

LOFT – 21'10" X 7'5"

With two Velux windows to sides, inset ceiling downlighting, fitted carpet, an array of power points and TV points, currently set up as a home cinema area with opening into:

EAVES STORAGE – 10'7" X 8'1"

With continuation of fitted carpet.

OUTSIDE

The front of the property is approached via a block paved driveway supplying off street parking comfortably for two vehicles with side personnel gate leading through to:

REAR GARDEN – APPROXIMATELY 30' SQUARE

Laid to low maintenance and ideal for Summer entertaining with patio, lawn and a raised and covered decked area, outside lighting and water, all retained by close boarded fencing with pathway leading to:

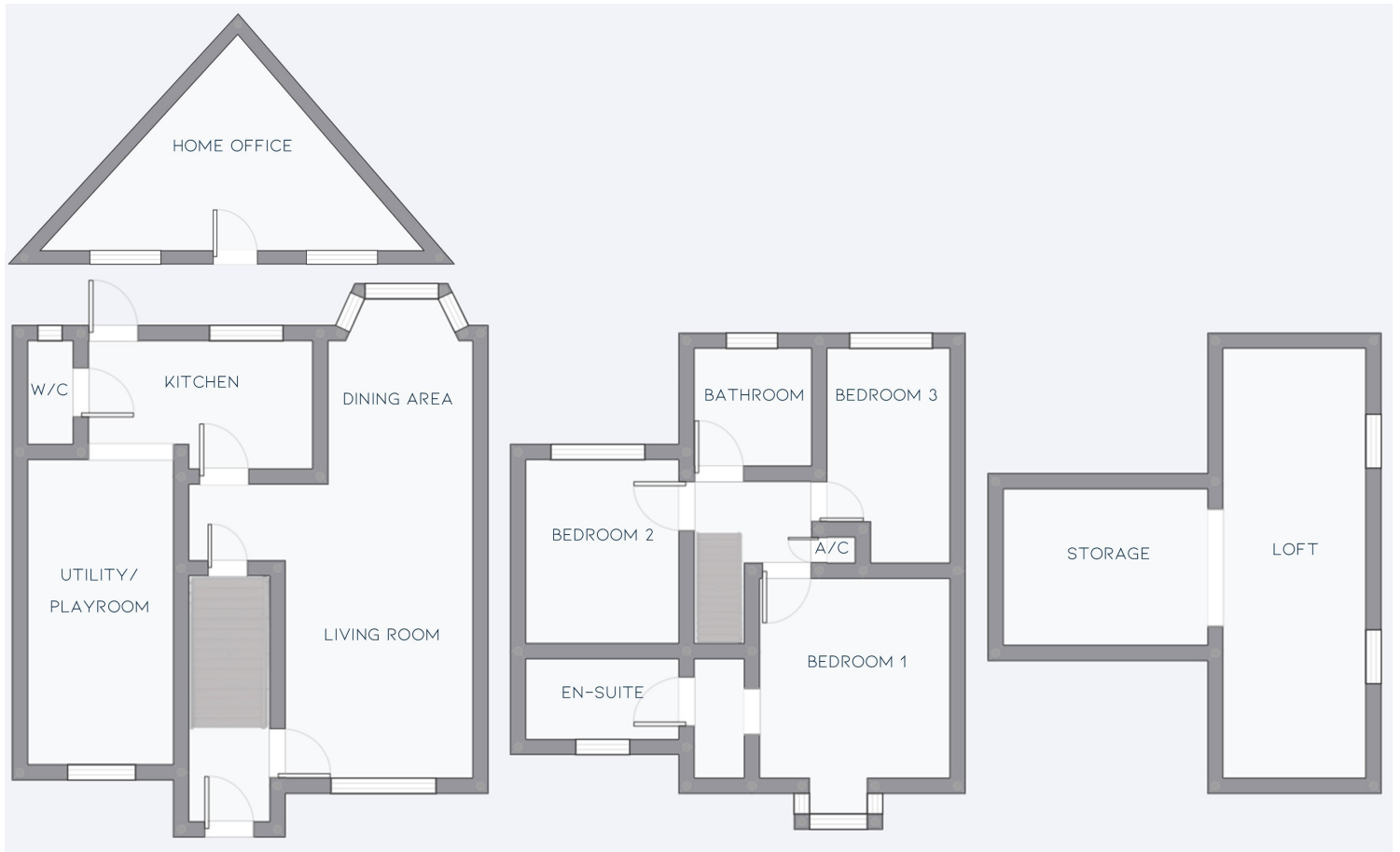
HOME OFFICE – 21'0" X 12'2"

With inset ceiling downlighting, wood effect laminate floor, wall mounted radiator and an array of TV and power points.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



THE LOCATION

Doulton Close is situated in the town of Church Langley with local shopping and recreational facilities as well as local schools. Furthermore, the A414 supplies quick and easy access to M11/M25 access points at Harlow as well as Harlow and Old Harlow Railway Stations that supply mainline railway links to London Liverpool Street Station.

GENERAL REMARKS & STIPULATIONS

Folio D3290

FULL ADDRESS

96 Doulton Close, Church Langley, Harlow, Essex, CM17 9RH

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Harlow Council, Civic Centre, The Water Gardens, College Square, Harlow CM20 1WG 01279 446655

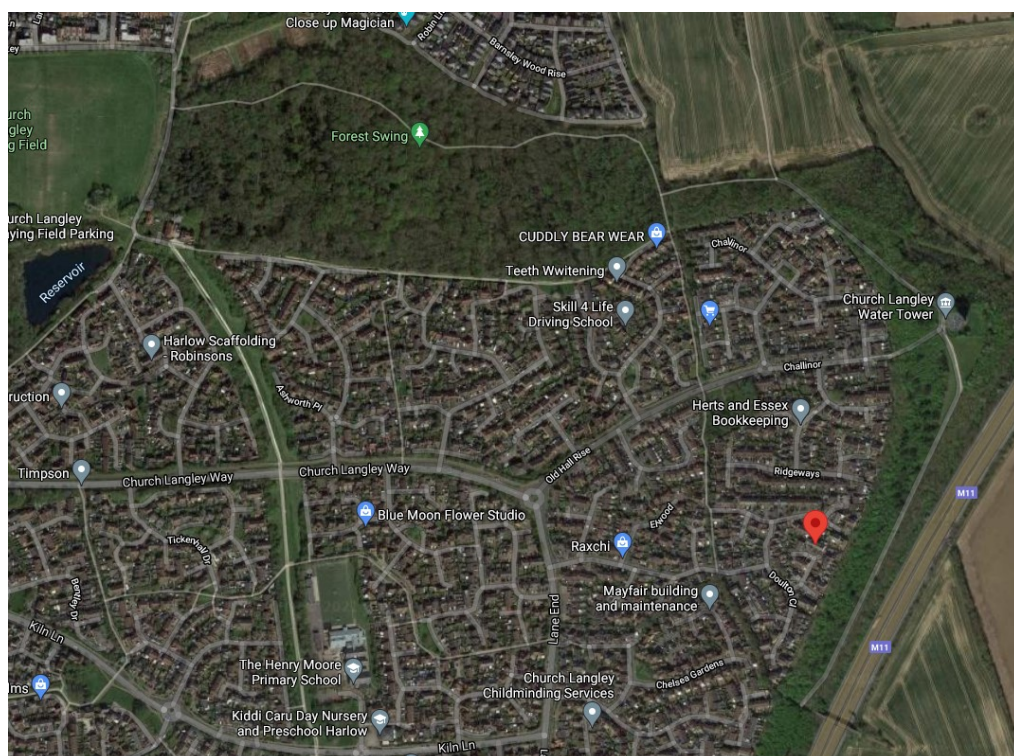
COUNCIL TAX BAND

Band D

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?

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