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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Bentley Drive, Church Langley, CM17 9QT  
£300,000



Kings Group are delighted to offer For Sale, this excellently presented TWO BEDROOM TERRACED HOUSE on Bentley Drive, Located in the heart of the popular Church Langley development, the house is comprised of two double bedrooms, family bathroom, lounge, kitchen/diner and entrance porch. The property also has an approx 30ft rear garden and benefits from two allocated parking spaces. Nearby are a number of local amenities including Tesco supermarket and Kiddi Caru. In addition, the property also falls within the catchment of both Henry Moore and Church Langley Primary Schools as well as Mark Hall and Leventhorpe Academies. There is ease of access to the A414 & M11 with direct links to London, Chelmsford and Stansted Airports as well as regular public transport into Harlow town centre. An ideal property for someone looking to get onto the property ladder, this property is exempt from stamp duty for First Time Buyers. A video tour is available for this property, so please don't hesitate to get in touch.

**Lounge**  
**15'55 x 11'86 (4.57m x 3.35m)**

Double Glazed front aspect windows, carpeted flooring, radiator, power points, TV aerial point, telephone point, stairs to first floor landing, under-stairs storage cupboard, door leading to:

**Kitchen / Diner**  
**11'86 x 8'92 (3.35m x 2.44m)**

Double Glazed rear aspect windows, tiled flooring, single radiator, range of wall and base units with flat top work surfaces. Integrated electric oven, gas hob, integrated extractor hood, drainer unit, plumbing for washing machine, space for fridge-freezer, power points, door leading to rear garden.

**First Floor Landing**  
**6'99 x 2'93 (1.83m x 0.61m)**

Carpeted flooring, loft access, doors leading to:

**Bedroom One**  
**11'86 x 9'05 (3.35m x 2.87m)**

Double Glazed rear aspect windows, carpeted flooring, power points, telephone point, TV aerial point, single radiator.

**Bedroom Two**  
**11'86 x 7'25 (3.35m x 2.13m)**

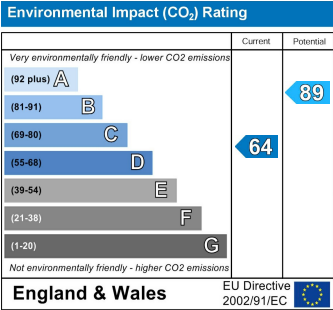
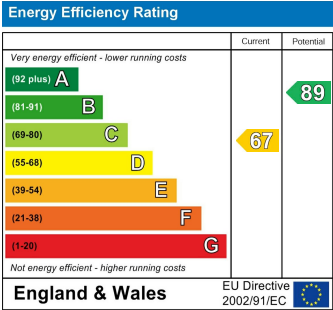
Double Glazed front aspect windows, carpeted flooring, power points, single radiator.

**Family Bathroom**  
**8'60 x 4'49 (2.44m x 1.22m)**

Tiled flooring, tiled walls, panel enclosed bath with shower attachment, wash basin with mixer tap and vanity unit underneath, low level WC, single radiator, two storage cupboards.

**Rear Garden (Approx 30ft)**

Approx 30ft West facing rear garden, mostly laid to lawn, decking to immediate rear of house, rear access, timber shed, outside water tap.



Temple  
Chambers  
CHARTERED SURVEYORS

