

Doulton Close, Church Langley, CM17 9RG



Offers In Excess Of £300,000

Kings Group - Church Langley are delighted to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM HOUSE on Doulton Close. Located in the heart of the popular Church Langley development, this ideal starter home is comprised of two bedrooms, family bathroom, lounge and kitchen/diner. The property also benefits from an approx 20ft rear garden and garage en-bloc. The house is within walking distance of local shops and amenities including Tesco and Kiddi Caru day nursery. The property also falls within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as sought after secondary schools including Burnt Mill, Mark Hall and Leventhorpe Academies. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford and Stansted Airport as well as good public transport links to Harlow town centre and Epping. To arrange a viewing, please do not hesitate to get in touch.

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Entrance Hallway

4'22 x 3'09 (1.22m x 1.14m)

Laminate flooring, stairs leading to first floor landing, door leading to:

Lounge

14'83 x 9'83 (4.27m x 2.74m)

Double Glazed front aspect windows, laminate flooring, under stairs storage cupboard, double radiator, TV aerial point, power points, telephone point, door leading to:

Kitchen / Diner

12'82 x 7'68 (3.66m x 2.13m)

Double Glazed rear aspect windows, laminate flooring, range of wall and base units with roll top work surfaces, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, integrated electric oven, integrated gas hob, integrated extractor fan, stainless

steel drainer unit, partially tiled walls, power points, radiator, double glazed rear door leading onto garden.

First Floor Landing

5'81 x 5'35 (1.52m x 1.52m)

Loft access, laminate flooring, power points, doors leading to:

Bedroom One

12'89 x 9'22 (3.66m x 2.74m)

Double Glazed front aspect windows, laminate flooring, storage cupboard (over stairs), built in wardrobe, power points, TV aerial point, telephone point, radiator.

Bedroom Two

11'33 x 6'91 (3.35m x 1.83m)

Double Glazed rear aspect window, laminate flooring, radiator, power points.

Family Bathroom

7'67 x 5'56 (2.13m x 1.52m)

Double Glazed rear aspect opaque window, laminate flooring, single radiator, partially tiled walls, low level WC, panel enclosed bath with mixer tap, thermostatically controlled shower, pedestal wash basin.

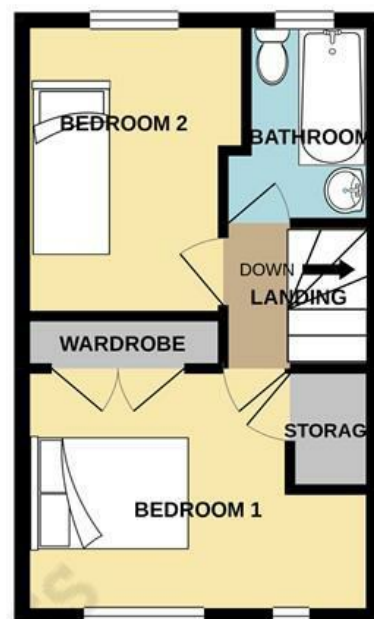
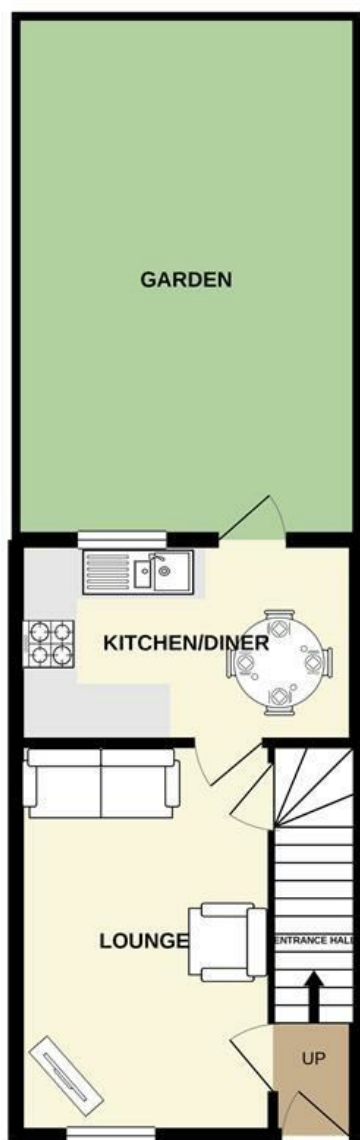
Garden (Approx 20ft)

Approx 20ft rear garden with rear access, patio to immediate rear of the property, outside water tap, artificial lawn.

Garage (En-Bloc)

Up and over door. Driveway for one vehicle.





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		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	