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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Albert Gardens, Church Langley, CM17 9QG
£375,000

Kings Group - Church Langley are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SEMI DETACHED HOUSE on Albert Gardens. Located on the popular Church Langley development, this ideal family home is comprised of three bedrooms, family bathroom, lounge, kitchen/diner, conservatory and downstairs WC. The property also benefits from a detached garage, off-street parking and a spacious rear garden. There is potential to extend the property (STPP) to the rear and into the loft. Within walking distance are a number of local shops and amenities including Tesco supermarket 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 Mark Hall & Leventhorpe Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. To arrange a viewing, please do not hesitate to get in touch.

Entrance Hallway

3'48 x 9'50 (0.91m x 2.74m)

Double Glazed side aspect window, laminate flooring, power points, stairs leading to first floor landing, doors leading to:

Downstairs WC

3'13 x 5'48 (0.91m x 1.52m)

Double Glazed front aspect opaque window, tiled splashbacks, tiled flooring, single radiator, low level WC, hand wash basin with vanity unit underneath.,

Lounge

11'95 x 14'12 (3.35m x 4.27m)

Double Glazed front aspect windows, laminate flooring, under stairs storage cupboard, TV aerial point, telephone point, power points, radiator.

Kitchen/Diner

15'14 x 8'66 (4.57m x 2.44m)

Double Glazed rear aspect windows, slate tile flooring, radiator, range of wall and base units with roll top work surfaces, integrated electric oven, gas hob, stainless steel drainer unit, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, power points, open plan leading into:

Conservatory

9'26 x 10'28 (2.74m x 3.05m)

Double Glazed side and rear aspect windows, marble flooring, power points, double glazed side door leading into the garden.

First Floor Landing

6'15 x 6'42 (1.83m x 1.83m)

Carpeted flooring, airing cupboard, power points, doors leading to:

Bedroom One

8'75 x 11'26 (2.44m x 3.35m)

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

Bedroom Two

8'43 x 10'25 (2.44m x 3.05m)

Double Glazed front aspect window, carpeted flooring, radiator, power points.

Bedroom Three

6'14 x 7'91 (1.83m x 2.13m)

Double Glazed rear aspect windows, carpeted flooring, power points, radiator.

Family Bathroom

6'12 x 6'42 (1.83m x 1.83m)

Double Glazed front aspect opaque window, laminate flooring, partially tiled walls, panel enclosed bath, pedestal wash basin, low level WC.

Rear Garden

Approx 35ft rear garden mostly laid to lawn, laid to patio at the immediate rear of the house, side access, outside water tap, access to the garage.

Garage

Up and Over door, power supply, lighting.

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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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