



Davenport, Harlow, CM17

BUTLER & STAG



**An immaculately presented three-bedroom end-of-terraced home located on the popular Church Langley development in the heart of CM17.**



## Freehold

- Three Bedrooms
- Off Street Parking/Car Port
- Ease of Access to A414 & M11
- Open Plan Living
- Stunning Throughout
- Close to Amenities

Accommodation comprises a modern kitchen/breakfast area, an extended spacious living/dining room with French doors leading onto the garden and a downstairs WC that will complete the ground floor.

On the first floor, there are three bedrooms and a modern family bathroom.

Externally, there is off-street parking for two vehicles plus a carport to the right of the property. The well-established garden is maintained with a decking area and AstroTurf which makes the garden low maintenance, both sides are well stocked with flower and shrub borders that provide a good degree of seclusion. The garden also benefits from a summer house and storage.

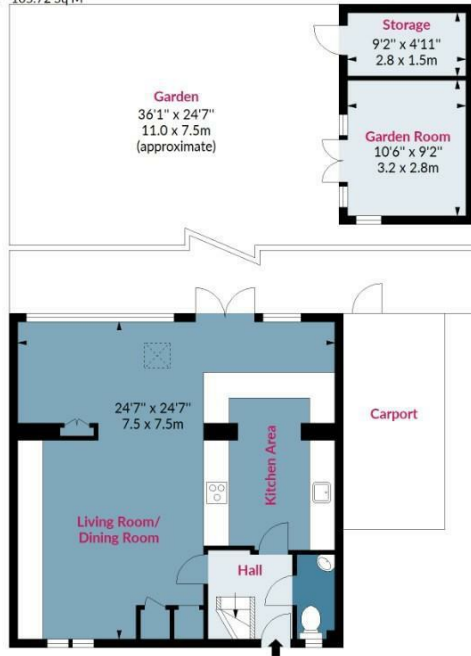
Davenport is located on the extremely popular development of Church Langley. It is within close proximity of the historic market town of Epping with its High Street, Monday Market and for commuters to the Central Line Train Station for the City, Canary Wharf and West End. There are also a varied selection of nurseries, primary and secondary schools nearby. The property is set within easy access to M11 & A414.





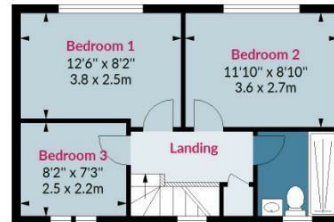
## Davenport, CM17

Approx. Gross Internal Area 993 Sq Ft - 92.25 Sq M  
Approx. Gross Storage/Garden Room Area 145 Sq Ft - 13.47 Sq M  
Approx. Gross Total Area 1138 Sq Ft - 105.72 Sq M



### Ground Floor

Floor Area 605 Sq Ft - 56.20 Sq M



### First Floor

Floor Area 388 Sq Ft - 36.05 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 24/4/2023



lpaplus.com

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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.