



Belfield Gardens, CM17 9QN
Harlow





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Welcome to this charming Three Bedroom Detached Family House nestled within the serene confines of the Church Langley development, Belfield Gardens. Tucked away in a cul-de-sac, its location ensures peace and security, ideal for family living. Parking will never be an issue with space for up to four vehicles as well as having the luxury of a garage.

As you step into the welcoming entrance hall, the layout seamlessly guides you through to the spacious family lounge, offering an inviting retreat for relaxation. Adjacent lies the dining room, featuring doors that gracefully open to reveal the expansive rear garden, perfect for al fresco dining or children's play. The modern fitted kitchen boasts a range of wall and base units, along with integrated appliances, catering to culinary needs with ease. A convenient downstairs toilet completes the ground floor layout, enhancing practicality.

Ascending the stairs, the first floor unveils the private quarters, beginning with the master bedroom. This tranquil haven is enhanced by an en-suite bathroom and built-in wardrobes, ensuring a sanctuary for rest and rejuvenation. Two additional well-proportioned bedrooms offer versatile spaces for family members or guests, while a modern family bathroom caters to their comfort. Outside, the generously sized rear garden, predominantly laid to lawn with a patio area, beckons for outdoor enjoyment.

Furthermore, residing within the catchment area of esteemed primary schools such as Henry Moore & Church Langley Community Primary School, alongside reputable secondary institutions such as: Mark Hall and Passmores Academy, underscores the properties kerb appeal for families seeking both comfort and educational excellence. The property is within close proximity to the M11/M25 providing direct links into London, Stansted and Cambridge.

£1,900 Per Month



- Available early October
- Ensuite & downstairs WC
- Modern kitchen
- Large garden

Cloakroom (WC) 2'47 x 5'54 (0.61m x 1.52m)

Double glazed windows to side aspect, textured ceiling, single radiator, vinyl flooring, wash basin with mixer tap and vanity unit, low level flush

Lounge 14'53 x 14'68 (4.27m x 4.27m)

Double glazed bay window to front aspect, coved and textured ceiling, single radiator, engineered oak flooring, phone point, TV aerial point, power points

Dining room 8'51 x 9'69 (2.44m x 2.74m)

Coved and textured ceiling, single radiator, engineered oak flooring, power points, double glazed doors leading to garden

Kitchen 9'66 x 12'05 (2.74m x 3.78m)

Double glazed windows to rear aspect, tiled splash backs on the walls, a range of base and wall units with flat top work surfaces, space for cooker, gas hob and cooker, extractor hood, integrated dishwasher water softener, double glazed door leading to the garden, power points

Bedroom 1 10'07 x 10'36 (3.23m x 3.05m)

Double glazed windows to rear aspect, coved and textured ceiling, single radiator, laminate flooring, built in wardrobes, power points

En-suite 3'37 x 8'99 (0.91m x 2.44m)

Double glazed windows to rear aspect, textured ceiling, tiled splash backs, single radiator, extractor fan, shower cubicle with thermostatically controlled shower, wash basin with mixer tap, low level flush WC, shaver point

Bedroom 2 11'06 x 9'50 (3.51m x 2.74m)

Double glazed windows to front aspect, coved and textured ceiling, single radiator, laminate flooring, power points

- Garage & driveway for 3-4 cars

- Separate dining room

- EPC Rating C

- Council tax band E

Bedroom 3 9'54 x 9'53 (2.74m x 2.74m)

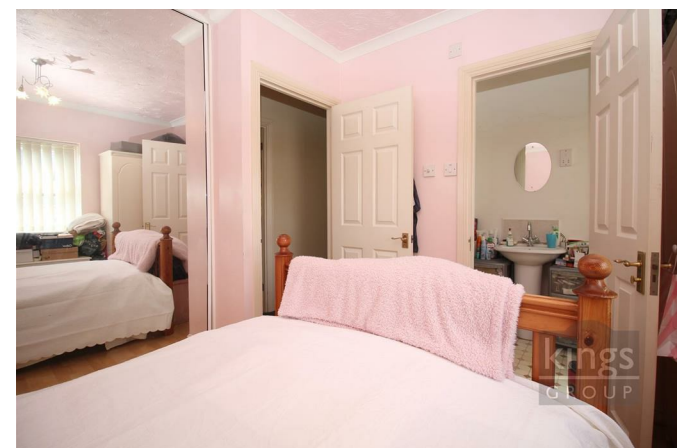
Double glazed windows to front aspect, textured ceiling, single radiator, laminate flooring, storage cupboard, power points

Family bathroom 6'77 x 5'61 (1.83m x 1.52m)

Double glazed window to rear aspect, tiled splash backs, single radiator, vinyl flooring, extractor fan, panel enclosed bath with separate taps and a thermostatically controlled shower, wash basin with mixer tap, low level flush WC

Garden

Mainly laid to lawn with patio area, side access, three wooden sheds.

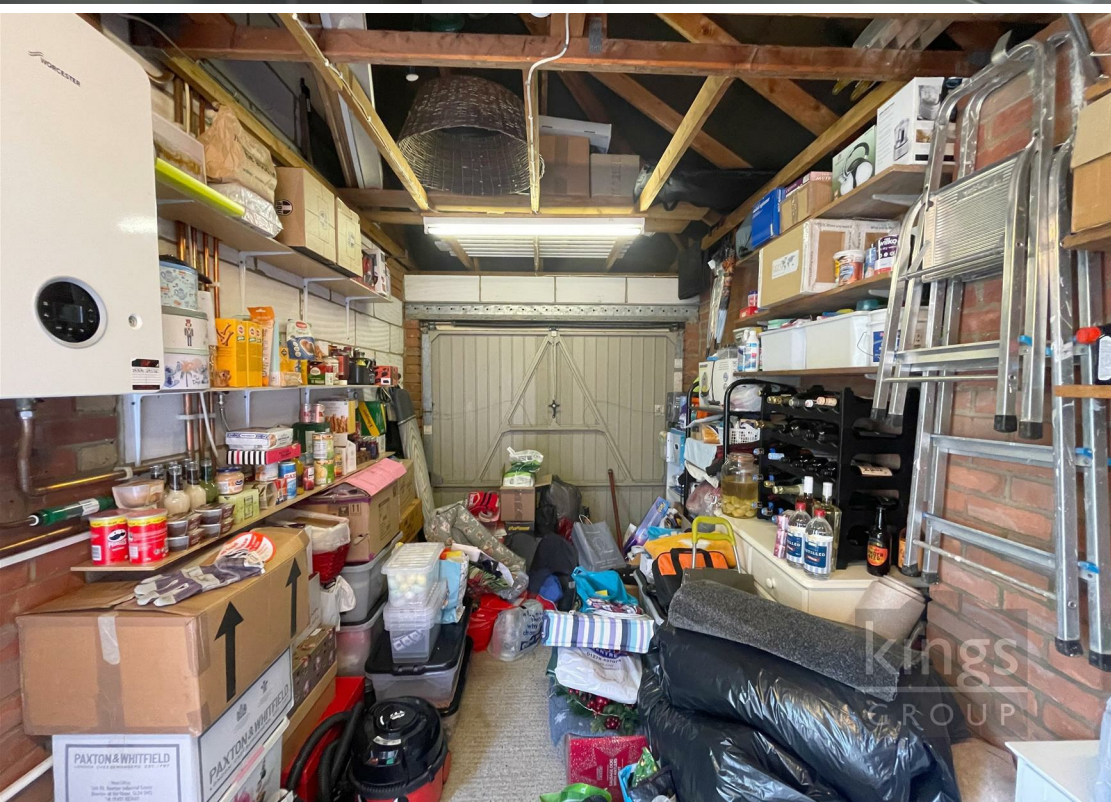




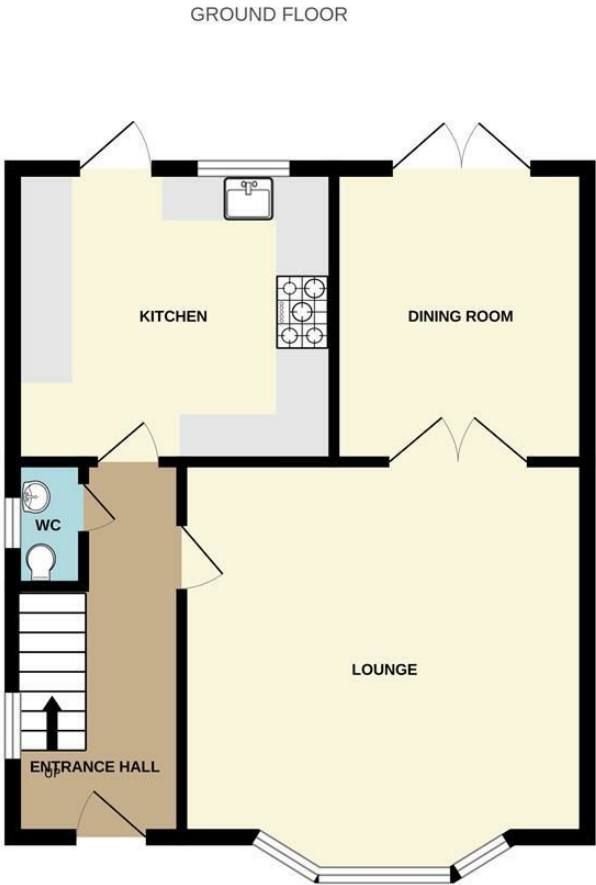


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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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