

Elwood, CM17 9QJ  
Harlow







kings  
GROUP



# Elwood, CM17 9QJ

Kings Group is delighted to present this TWO BEDROOM MID TERRACE HOME, ideally situated in the sought-after Elwood area of the Church Langley Development.

Offered CHAIN FREE, this attractive property combines a desirable location with a practical and well-proportioned layout—making it an excellent choice for first-time buyers and investors alike.

Upon entering, you're welcomed by a bright and spacious entrance hall leading into a comfortable family lounge, ideal for both relaxing and entertaining. The adjacent kitchen is equipped with a range of fitted wall and base units, providing generous storage and ample worktop space, with direct access to the rear garden.

Upstairs, the home offers two generously sized double bedrooms along with a modern family bathroom featuring a stylish three-piece suite.

Externally, the private rear garden is mainly laid to lawn with a patio area—perfect for outdoor dining or summer gatherings. Additional features include a garage and driveway providing off-street parking for one vehicle.

Located within close proximity to local schools, shops, and amenities, this property is ideally positioned for convenient and comfortable family living.

## Offers In The Region Of £320,000



- **TWO BEDROOM MID TERRACE FAMILY HOME**
- **GARAGE**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **CHAIN FREE**
- **DOUBLE BEDROOMS**

- **DRIVEWAY**
- **TWO DOUBLE BEDROOMS**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **CLOSE TO THE M11/M25**

#### **Lounge 13'20 x 16'28 (3.96m x 4.88m)**

Double glazed windows to the front aspect, wooden flooring, single radiator, understairs storage cupboard, power points.

#### **Kitchen/Diner 13'20 x 9'22 (3.96m x 2.74m)**

Double glazed window to the rear aspect, single radiator, tiled flooring, tiled splash backs, a range of wall and base units with roll top worksurfaces, integrated cooker, gas hob and electric oven, integrated extractor fan, plumbing for washing machine, space for fridge freezer, double drainer unit, power points, door leading to rear garden.

#### **Bedroom One 13'28 x 9'29 (3.96m x 2.74m)**

Double glazed window to the rear aspect, textured ceiling, wooden flooring, single radiator, power points.

#### **Bedroom Two 13'27 x 9'35 (3.96m x 2.74m)**

Double glazed window to the front aspect, textured ceiling, wooden flooring, single radiator, power points, storage cupboard.

#### **Family Bathroom 6'37 x 5'38 (1.83m x 1.52m)**

Textured ceiling, tiled flooring, heated towel rail, extractor fan, panel enclosed bath with mixer tap and thermostatic controlled shower, wash basin with mixer taps and vanity unit underneath, low level W.C

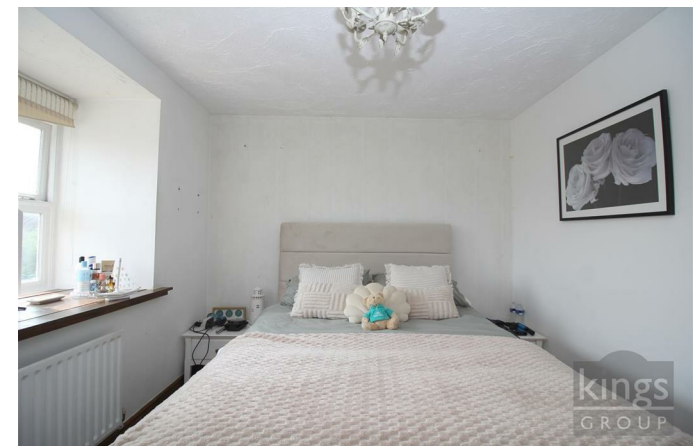
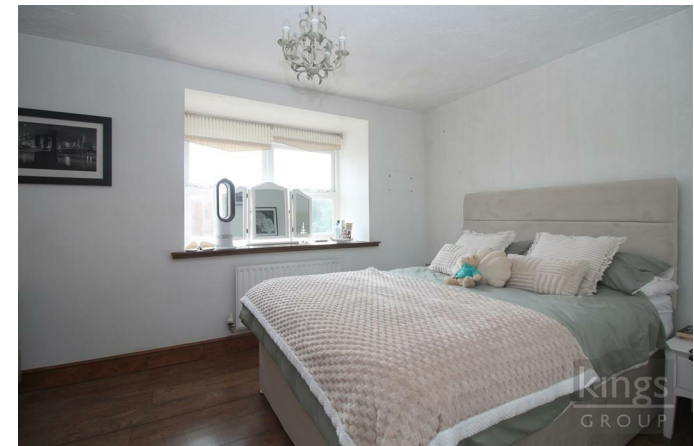
#### **Garden**

Mainly laid to lawn with patio area, wooden fence panels, rear access.

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Tenure: Freehold

Parking: Garage and Driveway for one car











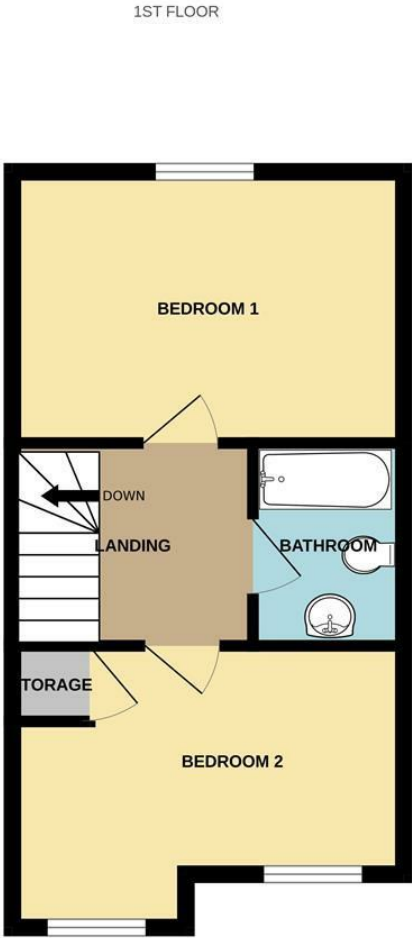
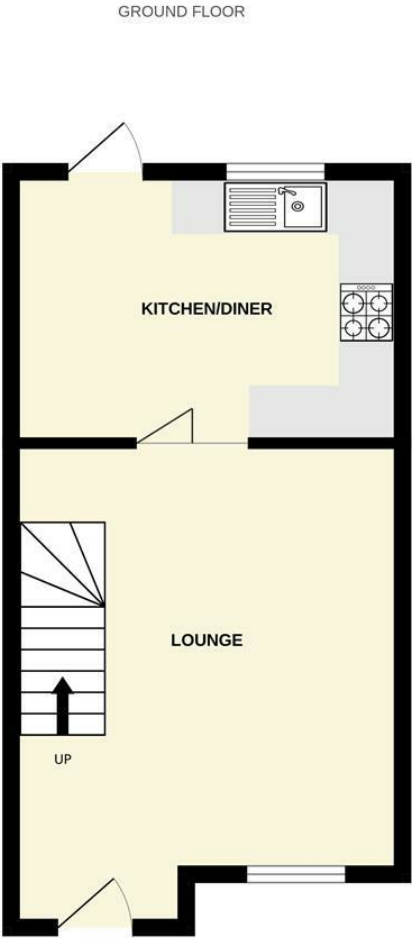
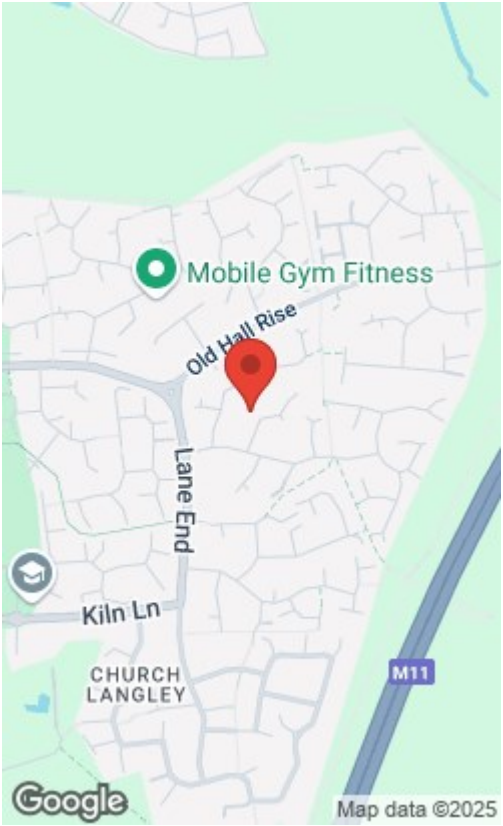






Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	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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Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
[www.kings-group.net](http://www.kings-group.net)

