



Belfield Gardens, CM17 9QN
Harlow





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Kings Group are pleased to offer this stunning TWO BEDROOM END OF TERRACE HOME, nestled in the popular Belfield Gardens within the Church Langley development. Perfectly suited for first-time buyers or those looking to downsize, this beautifully maintained home also benefits from a private driveway with parking for two vehicles, offering both convenience and curb appeal.

Step inside to find a welcoming entrance hall that leads into a bright and spacious lounge/diner, featuring patio doors that open out onto the rear garden—filling the space with natural light. The modern kitchen is well-equipped with a stylish range of wall and base units, providing ample storage and preparation space. Upstairs, you'll find two well-proportioned double bedrooms and a tastefully designed family bathroom complete with a three-piece suite.

The rear garden is a true highlight, lovingly kept and offering side access for ease.

The property is ideally located close to local schools, shops, and amenities, making daily life effortless. Excellent transport links are also within easy reach, with the M11 and M25 providing direct routes to London, Stansted Airport, and Cambridge.

Contact Kings Group today to arrange your viewing—this one won't stay on the market for long!

Offers In The Region Of £365,000



- TWO BEDROOM END OF TERRACE HOME
- DRIVEWAY FOR TWO CARS
- BEAUTIFUL GARDEN WITH SIDE ACCESS
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- VIEWING IS HIGHLY RECOMMENDED

Entrance Hall

Double glazed Window to the front aspect, laminate flooring, power point, understairs storage cupboard (fridge freezer located)

Lounge/Diner 10'09 x 19'47 (3.28m x 5.79m)

Double glazed window to the front aspect, double glazed doors to the rear aspect, single radiator, laminate flooring, power points.

Kitchen 6'22 x 9'69 (1.83m x 2.74m)

Double glazed window to the rear aspect, laminate flooring, splash backs, a range of wall and base units with flat top work surfaces, integrated cooker, gas hob and electric oven, hood extractor fan, double drainer unit, integrated washing machine, power points.

Bedroom One 10'25 x 11'75 (3.05m x 3.35m)

Double glazed windows to the front rear aspect, single radiator, carpeted flooring, power points.

Bedroom Two 9'47 x 13'29 (2.74m x 3.96m)

Double glazed window to the rear aspect, single radiator, carpeted flooring, built in storage cupboard, power points.

Family Bathroom 6'21 x 6'50 (1.83m x 1.83m)

Double glazed window to the rear aspect, tiled walls, heated towel rail, laminate flooring, extractor fan, panel enclosed bath, thermostatic controlled shower, wash basin with mixer taps, low level W.C shaver point.

Garden

Side access, mainly laid to lawn with patio area, water tap, wooden fence panels.

- IDEAL PURCHASE FOR A FIRST TIME BUYER
- RECENTLY DECORATED THROUGH OUT
- CUL-DE-SAC LOCATION
- CLOSE TO THE M11/M25

Schools/Transport Links

Primary Schools:

Potter Street Academy (0.33 miles), Henry Moore Primary School (0.33 miles)

Secondary Schools:

Passmores Academy (0.58 miles), Mark Hall Academy (1.1 miles)

Train stations:

Harlow Mill Rail Station (1.86 miles), Harlow Town Rail Station (2.04 miles)

Motorways:

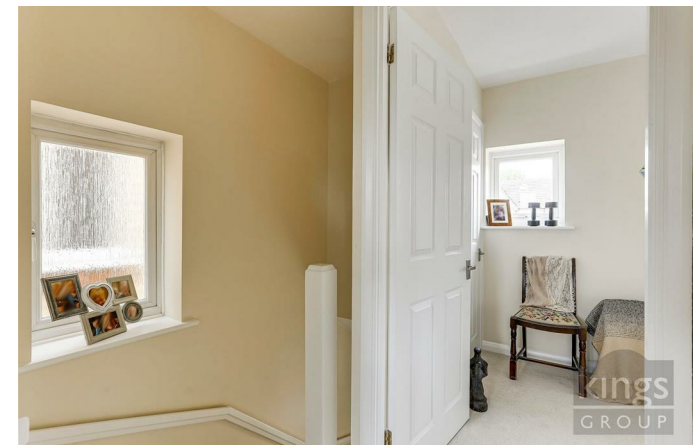
M11 J7 (1.43 miles), M11 J7A (2.21 miles)

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

Tenure: Freehold

Build - Standard Construction - Brick and Tile

Parking: Driveway for Two Cars.





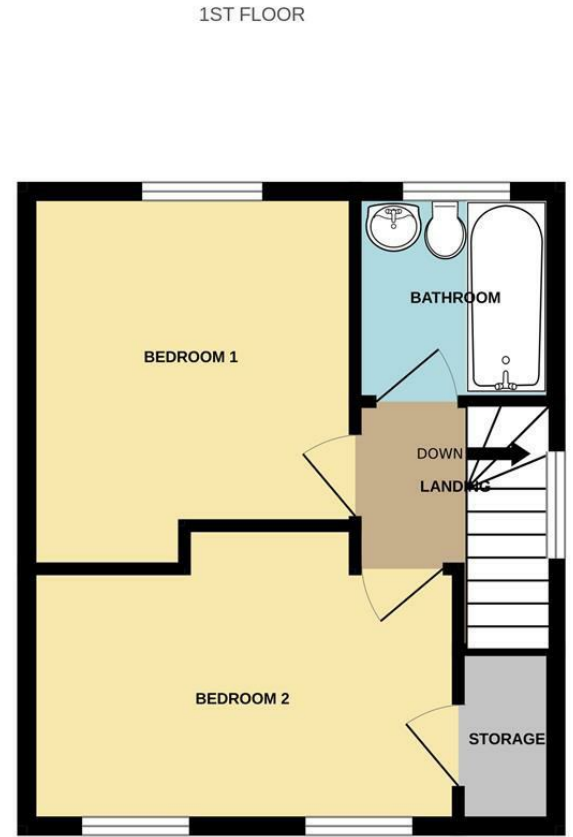


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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E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

| Environmental Impact (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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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