



Fenton Grange, CM17 9PG
Harlow





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Looking for a spacious family home with kerb appeal? Your Search ends here!

Kings Group are delighted to present this beautifully positioned **FOUR BEDROOM DETACHED FAMILY HOME**, situated within the highly sought-after Fenton Grange on the ever-popular Church Langley development. Boasting fantastic kerb appeal and located on one of the area's most desirable roads, where properties rarely become available, this spacious home is offered for sale on a **CHAIN FREE BASIS**. Externally, the property benefits from a driveway providing off-street parking for two to three vehicles, as well as a garage with an up-and-over door.

Upon entering, you are welcomed by an inviting entrance hall leading through to a bright and spacious family lounge, complete with doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen offers a range of wall and base units along with a convenient side door providing direct garden access. The ground floor also benefits from a separate dining room featuring a beautiful bay window, together with a downstairs cloakroom.

The first floor continues to impress with four generously sized double bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite shower room, while the second and third bedrooms also feature built-in wardrobes, providing excellent storage space. A three-piece family bathroom serves the remaining bedrooms, making this the perfect home for growing families.

Externally, the east-facing rear garden is mainly laid to lawn with a patio area ideal for outdoor dining and entertaining, alongside useful side access.

Conveniently located close to local shops, schools, and everyday amenities, the property also offers excellent transport links with easy access to the M11 and M25, providing direct routes into London, Stansted Airport, and Cambridge. Properties on this road do not come up often, therefore early viewing is highly advised.

Fenton Grange, CM17 9PG

Offers In Excess Of £550,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **GARAGE**
- **DOWNSTAIRS CLOAKROOM**
- **EAST FACING REAR GARDEN**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and Driveway for two/three cars

Entrance Hall

Lounge 14'27 x 11'93 (4.27m x 3.35m)

Double glazed doors leading to rear garden, coved and textured ceiling, double radiator, carpeted flooring, Tv aerial point, power points.

Dining Room 8'52 x 13'35 (2.44m x 3.96m)

Double glazed bay window to front aspect, coved and textured ceiling, double radiator, carpeted flooring, power points.

Kitchen 8'49 x 15'28 (2.44m x 4.57m)

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

Downstairs Cloakroom 2'59 x 6'35 (0.61m x 1.83m)

Textured ceiling, single radiator, tiled flooring, wash basin with separate taps, tiled splash backs, low level W.C

Bedroom One 11'53 x 12'06 (3.35m x 3.81m)

Double glazed window to the front aspect, textured ceiling, double radiator, carpeted flooring, built in wardrobes, power points.

- **CHAIN FREE**
- **DRIVEWAY FOR TWO/THREE CARS**
- **SEPARATE DINING ROOM**
- **PERFECT FAMILY HOME**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS INTO LONDON, STANSTED AND CAMBRIDGE**

En-suite 6'00 x 12'06 (1.83m x 3.81m)

Double glazed window to the front aspect, textured ceiling, part tiled walls, extractor fan, double radiator, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath, low level W.C, shaver point.

Bedroom Two 11'53 x 8'01 (3.35m x 2.46m)

Double glazed window to the rear aspect, textured ceiling, double radiator, carpeted flooring, built in wardrobes, power points.

Bedroom Three 8'85 x 11'13 (2.44m x 3.35m)

Double glazed window to the rear aspect, textured ceiling, double radiator, carpeted flooring, built in wardrobes, power points.

Bedroom Four 8'41 x 11'47 (2.44m x 3.35m)

Double glazed window to the front aspect, carpeted flooring, double radiator, power points.

Family Bathroom 8'29 x 4'74 (2.44m x 1.22m)

Double glazed window to the side aspect, texture ceiling, heated towel rail, tiled flooring, part tiled walls, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps, low level W.C, shaver point.

Garden 47'02 x 27'45 (14.38m x 8.23m)

East facing, mainly laid to grass with patio area, water tap, power point, side access, shed (12'08 x 2'89)

Garage 8'99 x 17'23 (2.44m x 5.18m)

Up and over door, Worcester boiler

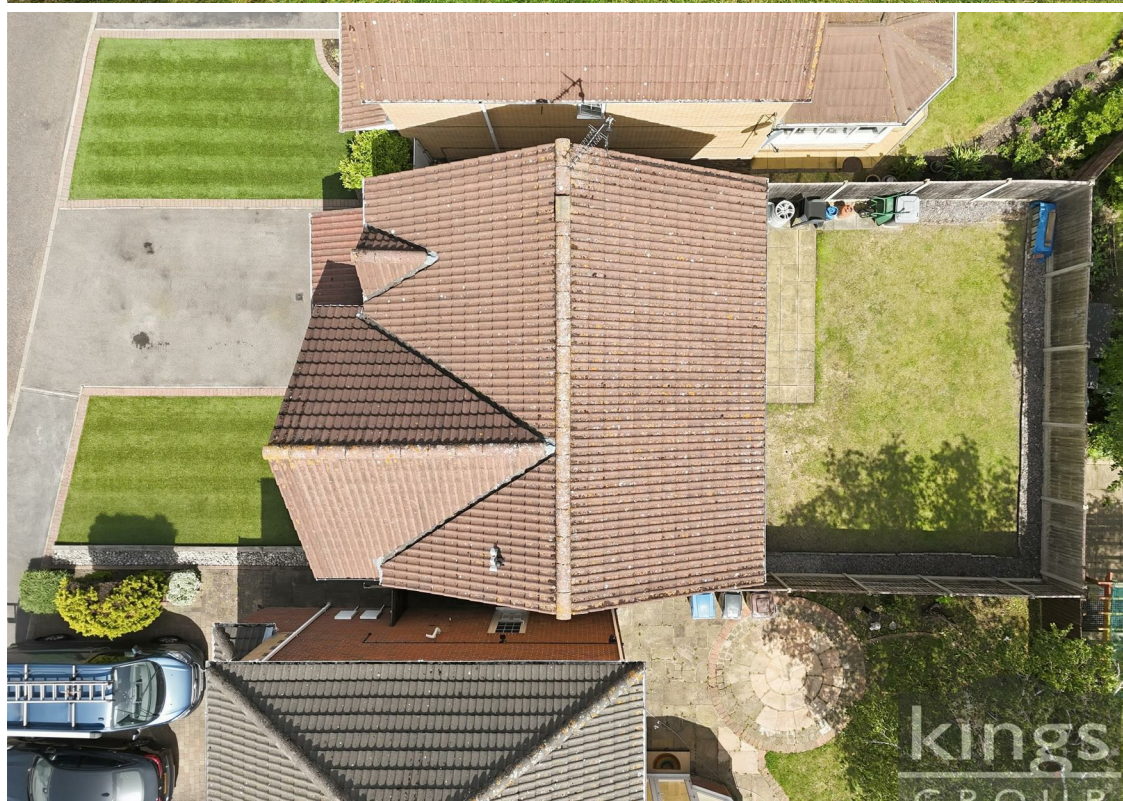




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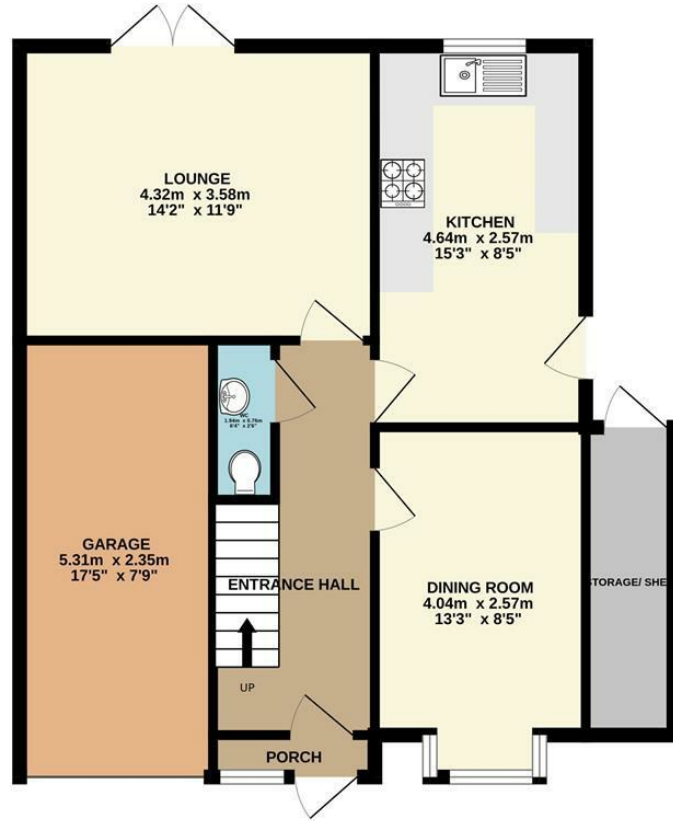
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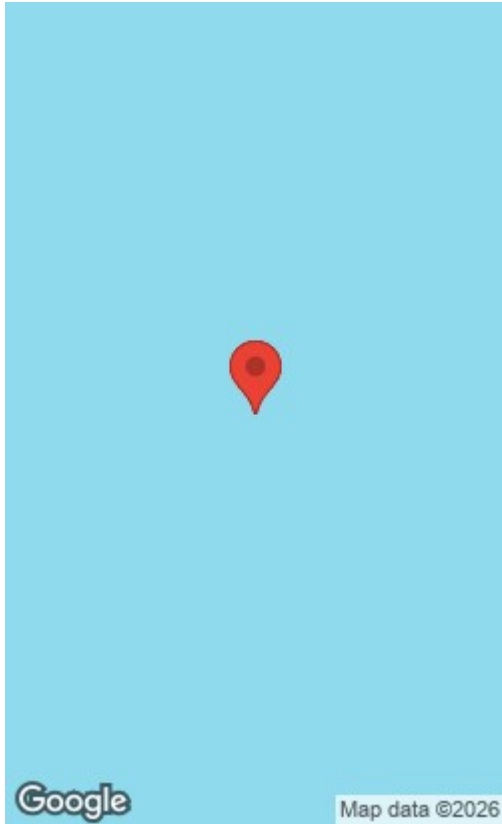
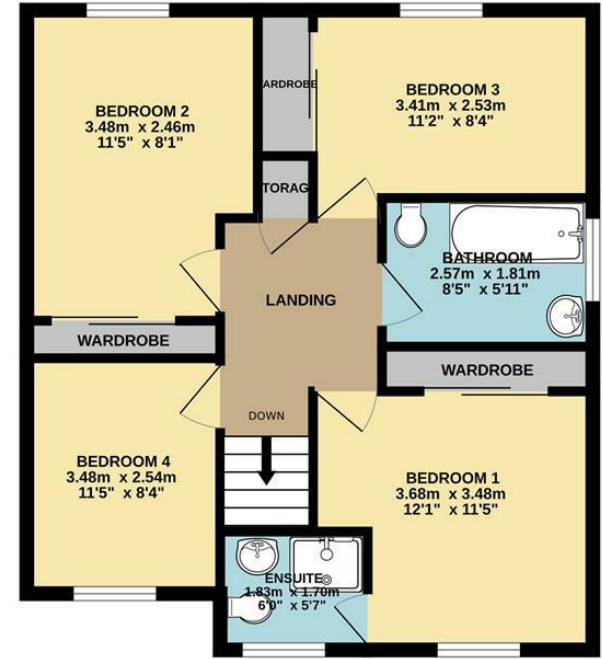
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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	

GROUND FLOOR
64.7 sq.m. (696 sq.ft.) approx.



1ST FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 101.9 sq.m. (1097 sq.ft.) approx.

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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