



Westbury Rise, CM17 9NS  
Harlow







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# Westbury Rise, CM17 9NS

Kings Group are delighted to present this TWO BEDROOM END OF TERRACE FAMILY HOME in Westbury Rise, situated within the highly sought-after Church Langley development. Being sold on a CHAIN FREE BASIS, this property benefits from a garage and driveway for one car, making it an ideal purchase for a first-time buyer or investor.

The welcoming entrance hall leads into a spacious family lounge, while the fitted kitchen/diner offers a range of wall and base units and has a door opening directly onto the garden.

The first floor boasts two well-proportioned double bedrooms, both offering plenty of natural light, and a family bathroom complete with a three-piece suite. The rear garden is mainly laid to lawn and features useful side access, providing a practical and versatile outdoor space for relaxation or entertaining.

Located close to local shops, schools, and everyday amenities, this home is perfectly placed for family life and commuting. The property also benefits from excellent transport links, with both the M11 and M25 easily accessible, providing direct connections into London and surrounding areas.

With its attractive location, practical layout, and chain free status, this is a fantastic opportunity not to be missed.

## Offers In Excess Of £325,000





- **TWO BEDROOM END OF TERRACE HOME**
- **GARAGE**
- **WEST FACING REAR GARDEN**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTEAD & CAMBRIDGE**
- **EARLY VIEWING IS HIGHLY ADVISED**

#### **Lounge 12'54 x 14'66 (3.66m x 4.27m)**

Double glazed window to the front aspect, textured ceiling, single radiator, carpeted flooring, power points

#### **Kitchen/Diner 12'54 x 9'66 (3.66m x 2.74m)**

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

#### **Bedroom One 10'70 x 8'51 (3.05m x 2.44m)**

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

#### **Bedroom Two 12'59 x 9'21 (3.66m x 2.74m)**

Double glazed window to the front aspect, coved and textured ceiling, single radiator, carpeted flooring, built in storage cupboard, power points.

#### **Family Bathroom 6'29 x 6'41 (1.83m x 1.83m)**

Textured ceiling, part tiled walls, single radiator, vinyl flooring, extractor fan, panel enclosed bath with shower attachment, wash basin with mixer tap, low level W.C

#### **Garden**

West facing, Mainly laid to lawn with patio area, wood fence panels, side access

#### **Garage**

#### **Property Information**

Tenure: Freehold

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

- **CHAIN FREE**
- **DRIVEWAY FOR ONE CAR**
- **CLOSE TO LOCAL SCHOOLS, SCHOOLS & AMENITIES**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE**
- **CUL-DE-SAC LOCATION**

Build - Standard Construction - Brick and tile

Parking: Driveway for one car and Garage

#### **Schools/Transport Links**

Primary Schools:

Henry Moore Primary School ( 0.09 miles), Church Langley Community Primary School (0.47 Miles)

Secondary Schools:

Passmores Academy ( 0.77 miles), Mark Hall Academy (1.14 miles)

Train stations:

Harlow Mill Rail Station (1.88 miles), Harlow Town Rail Station (2.24 miles)

Motorways:

M11 J7 (1.42 miles), M11 J7A (1.95 Miles)







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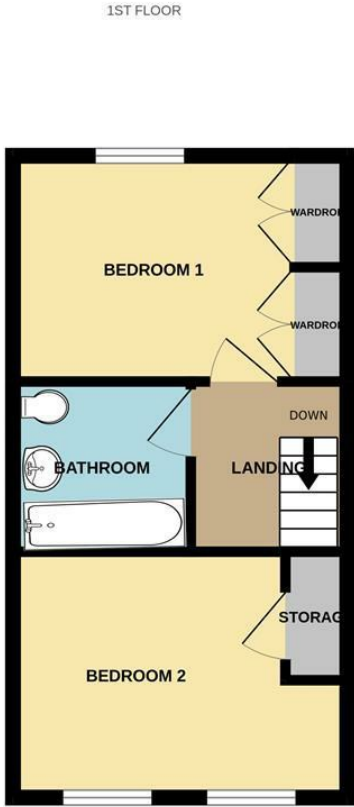
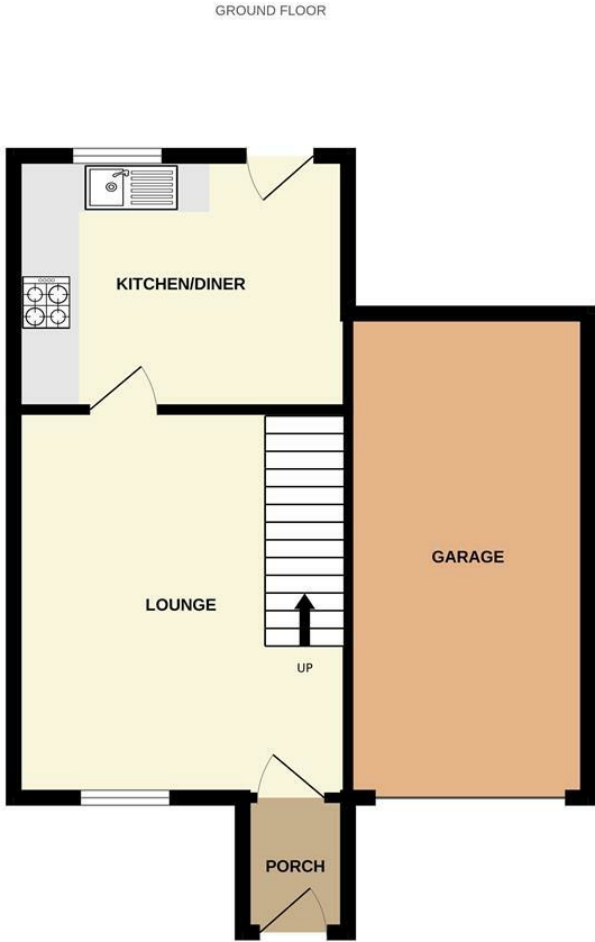






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		87
(81-91)	C		
(69-80)	D	69	
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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