



Ashworth Place, CM17 9PU
Harlow





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Kings Group- Church Langley are delighted to present to the market, this FOUR BEDROOM DETACHED FAMILY HOME conveniently situated in the ever so popular Church Langley Development, Ashworth Place

In our opinion, this beautifully presented property would make the perfect family home. This family home benefits from having a Double Garage and parking for Two cars. In addition to this, the property benefits from having a secluded rear garden which is mainly laid to lawn with a patio area which is ideal for relaxing and entertaining.

To the ground floor, you will be invited through an inviting entrance hall leading through to the spacious light and airy family lounge, a great sized dining room, a modern fitted kitchen benefiting from a range of wall and base units and a utility room. The ground floor also benefits from having a cloakroom and an additional reception room.

To the first floor, you will find a master bedroom benefiting from having an en-suite and three well proportioned double bedrooms. The first floor also benefits from having a family bathroom benefiting from having a modern three piece suite.

Ashworth place is conveniently situated with the catchment area of some of the sought after Primary Schools such as: Henry Moore Primary School & Church Langley Community Primary School. Also, within the catchment area for sought after Secondary Schools such as; Passmore Academy & Mark Hall Academy. The property is within close proximity to local shops and amenities. There is ease of access to the M11/M25 by way of the A414 providing direct links into London, Chelmsford and Stansted Airport.

To not miss out on this fantastic opportunity to make this property your dream family home, Please feel free to pop us a call to arrange a viewing!

Offers In Excess Of £675,000



- FOUR BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM (W/C)
- WELL MAINTAINED
- OVERLOOKING THE BRIDAL PATH
- EPC RATING: E

- DOUBLE GARAGE & DRIVEWAY
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- EN SUITE TO THE MASTER BEDROOM
- COUNCIL TAX BAND: F

Lounge/Kitchen 23'9" x 10'1" (7.25 x 3.09)

Utility Room 7'4" x 5'5" (2.26 x 1.67)

Dining Room 10'9" x 10'2" (3.30 x 3.10)

Reception Room 11'9" x 17'1" (3.59 x 5.23)

Cloakroom 8'0" x 3'1" (2.46 x 0.95)

Bedroom One 12'10" x 15'10" (3.92 x 4.84)

En-suite 9'9" x 5'4" (2.99 x 1.63)

Bedroom Two 11'9" x 15'9" (3.60 x 4.81)

Bedroom Three 11'7" x 12'7" (3.55 x 3.85)

Bedroom Four 13'4" x 11'6" (4.08 x 3.53)

Family Bathroom 9'2" x 9'7" (2.81 x 2.94)

Garage 16'4" x 17'4" (4.99 x 5.29)

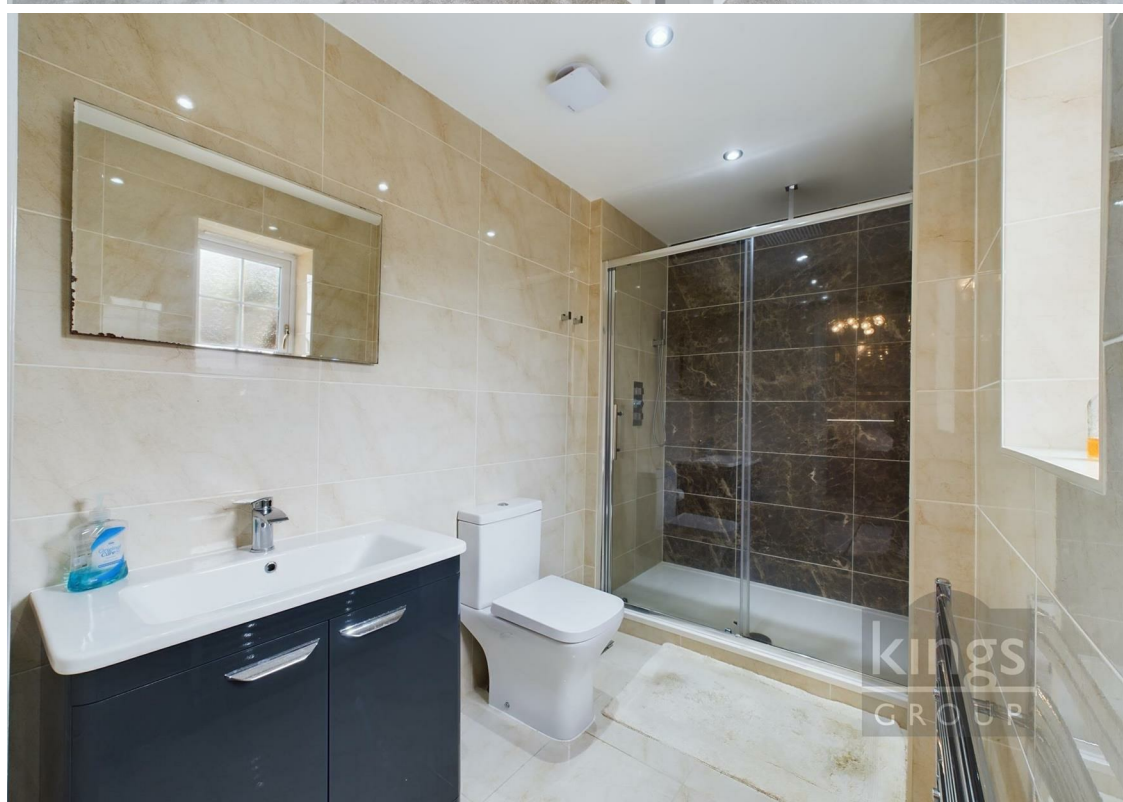




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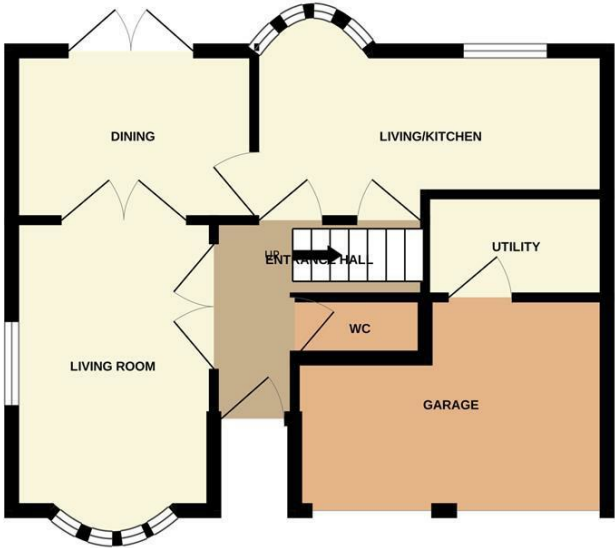
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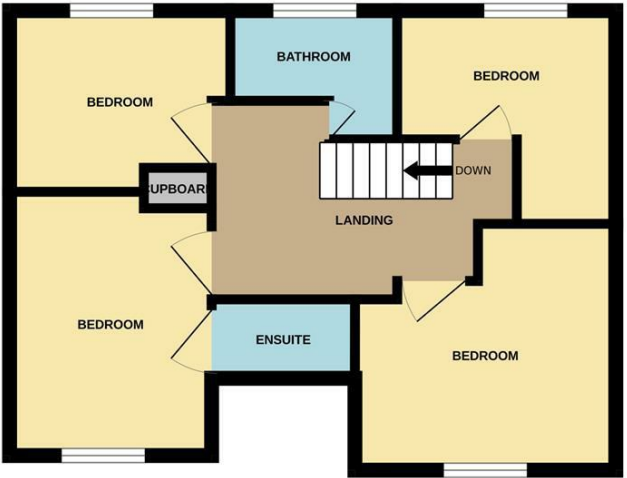
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
(29-54) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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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