



Ridgeways, CM17 9HF
Essex





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Kings Group are delighted to present this TWO BEDROOM END OF TERRACE FAMILY HOME, perfectly positioned within Ridgeways in a cul-de-sac location in the highly desirable Church Langley development. Offered to the market chain free, this fantastic property presents an outstanding opportunity for first-time buyers, downsizers, or investors looking for a home in a prime location with excellent transport links and local amenities on the doorstep.

The accommodation begins with a welcoming entrance hall leading to a spacious and light-filled lounge/dining room, complete with doors opening onto the private rear garden, creating the perfect space for both relaxing and entertaining. The well-appointed kitchen offers a range of matching wall and base units, while the ground floor further benefits from a convenient cloakroom and useful storage cupboard. Outside, the property boasts a garage and driveway providing off-street parking for two vehicle, with excellent potential to create additional parking if required.

Upstairs, the impressive principal bedroom features built-in wardrobes, additional storage and the luxury of its own en-suite shower room. A further generous double bedroom is complemented by a family bathroom fitted with a three-piece suite, making this an ideal home for couples, young families or those seeking extra guest accommodation.

The rear garden is predominantly laid to lawn with a patio seating area, offering a wonderful outdoor space to enjoy throughout the year, together with direct access into the garage. Ideally located within walking distance of highly regarded schools, local shops and everyday amenities, this superb home also benefits from easy access to the M11 and M25, making commuting into London and surrounding areas both quick and convenient. Early viewing is highly recommended to avoid disappointment.

Offers In The Region Of £350,000



- TWO BEDROOM END OF TERRACE FAMILY HOME
- DOWNSTAIRS TOILET
- GARAGE & DRIVEWAY
- DOUBLE BEDROOMS
- CLOSE TO THE M11/M25

Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and Driveway for one car (Potential to add another car)

Entrance Hall 6'33 x 17'08 (1.83m x 5.38m)

Coved and textured ceiling, laminate flooring, single radiator, power points, storage cupboard.

Lounge/Diner 13'11 x 14'59 (4.24m x 4.27m)

Double glazed sliding doors to the rear aspect, coved and textured ceiling, laminate flooring, single radiator, power points, storage cupboard

Kitchen 6'38 x 9'77 (1.83m x 2.74m)

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

Downstairs Cloakroom 2'71 x 5'70 (0.61m x 1.52m)

Double glazed window to the front aspect, textured ceiling, tiled splash backs, tiled flooring, wash basin with separate taps, low level W.C

Bedroom One 10'00 x 9'09 (3.05m x 2.97m)

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

En-suite 6'27 x 5'07 (1.83m x 1.70m)

Double glazed window to the front aspect, textured ceiling,

- CHAIN FREE
- BUILT IN WARDROBES & EN-SUITE TO THE MASTER BEDROOM
- VERY POPULAR ROAD WITHIN THE CHURCH LANGLEY DEVELOPMENT
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE

part tiled walls, single radiator, tiled flooring, shower cubicle with thermostatic controls, wash basin with separate taps, low level W.C, extractor fan.

Bedroom Two 13'13 x 8'63 (3.96m x 2.44m)

Double glazed window to the rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

Family Bathroom 6'24 x 6'40 (1.83m x 1.83m)

Part tiled walls, single radiator, tiled flooring, panel enclosed bath with mixer taps and shower attachment, wash basin with separate taps, low level W.C, extractor fan.

Garden

Mainly laid to lawn with patio area, access into the garage

Garage

Up and over door, access into the garden





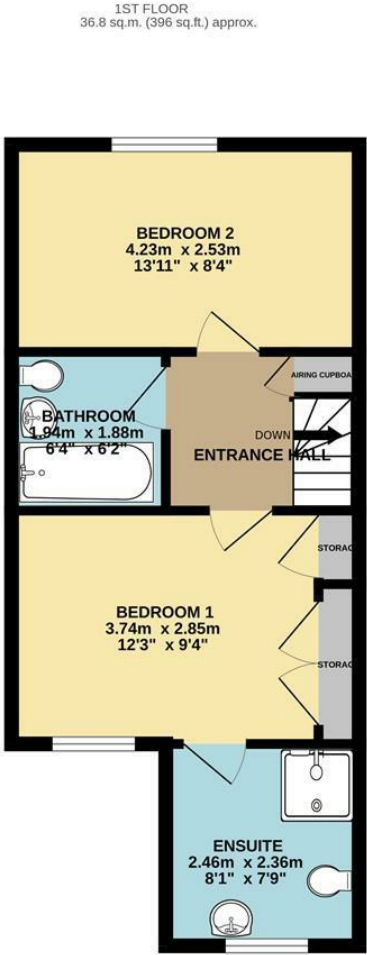


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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



TOTAL FLOOR AREA : 66.0 sq.m. (710 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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