



Doulton Close, CM17 9RL  
Harlow

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# Doulton Close, CM17 9RL

Guide Price £400,000 - £425,000

Kings Group are delighted to present this THREE BEDROOM SEMI DETACHED FAMILY HOME, located on Doulton Close within the highly sought-after Church Langley Development. Offered for sale on a CHAIN FREE BASIS, this well-presented home is an ideal purchase for a FIRST TIME BUYER or a growing family, combining comfortable living space with a popular and convenient location.

The property benefits from a garage and driveway providing parking for one car, adding to its practicality. Church Langley remains a firm favourite with buyers due to its close proximity to a range of local shops, well-regarded schools and everyday amenities, all within easy reach.

The ground floor comprises an inviting entrance hall leading through to a spacious lounge featuring a bay window, allowing plenty of natural light to flow through the room. To the rear is a well-appointed kitchen/diner fitted with a range of wall and base units, with direct access to the rear garden, making it ideal for family life and entertaining. A convenient downstairs cloakroom completes the ground floor accommodation.

On the first floor, the master bedroom benefits from built-in wardrobes and an en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom with a three-piece suite.

Externally, the rear garden is mainly laid to lawn with a patio area, side access and access into the garage.

The property is also ideally positioned for commuters, offering easy access to the M11 and M25 with direct links to London, Stansted Airport and Cambridge.

Call us today to arrange your viewing – viewing is highly advised.

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£425,000



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DRIVEWAY FOR ONE CAR
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

#### Property Information

Tenure: Freehold

Build: Standard Construction - Brick and Tile

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

Parking: Garage and Driveway for one car

#### Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.27 miles), Newhall Primary Academy (0.67 miles)

Secondary Schools:

Passmores Academy (1.11 miles) St Nicholas School (1.12 miles)

Train stations:

Harlow Mill Rail Station (1.9 miles), Harlow Town Rail Station (2.51 miles)

Motorways:

M11 J7 (1.53 miles), M11 J7A (1.68 miles)

#### Entrance Hall

Carpeted flooring, power points.

#### Lounge 9'77 x 12'45 (2.74m x 3.66m)

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

#### Kitchen 7'49 x 16'15 (2.13m x 4.88m)

Double glazed window to the rear aspect, single radiator, vinyl flooring, tiled splash backs, a range of wall and base units, integrated cooker, gas hob and electric oven, integrated extractor fan, double drainer unit, plumbing for washing machine, textured ceiling, door to side aspect leading to rear garden, power points, loft access.

- NO ONWARD CHAIN
- GARAGE
- KITCHEN/DINER
- SIDE ACCESS TO THE REAR GARDEN
- CLOSE PROXIMITY TO THE M11/M25

#### Dining Room 6'68 x 9'20 (1.83m x 2.74m)

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

#### Downstairs Cloakroom 6'57 x 3'41 (1.83m x 0.91m)

Double glazed window to the side aspect, coved and textured ceiling, single radiator, vinyl flooring, wash basin with separate taps, low level W.C

#### Landing

Double glazed window to the rear aspect, carpeted flooring, loft access, airing cupboard, power points.

#### Bedroom One 9'81 x 12'09 (2.74m x 3.89m)

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

#### En-suite 7'47 x 4'64 (2.13m x 1.22m)

Double glazed window to the side aspect, textured ceiling, double radiator, vinyl flooring, tiled walls, shower cubicle with thermostatic controls, wash basin with separate taps, low level W.C, shaver points

#### Bedroom Two 8'44 x 10'31 (2.44m x 3.05m)

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

#### Bedroom Three 7'50 x 9'17 (2.13m x 2.74m)

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

#### Family Bathroom 8'41 x 5'47 (2.44m x 1.52m)

Double glazed window to the rear aspect, textured ceiling, single radiator, part tiled walls, vinyl flooring, extractor fan, panel enclosed bath with separate taps, low level W.C, shaver points.

#### Garden

Mainly laid to lawn with patio area, side access, access into the garage, wooden fence panels.





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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	EU Directive 2002/91/EC

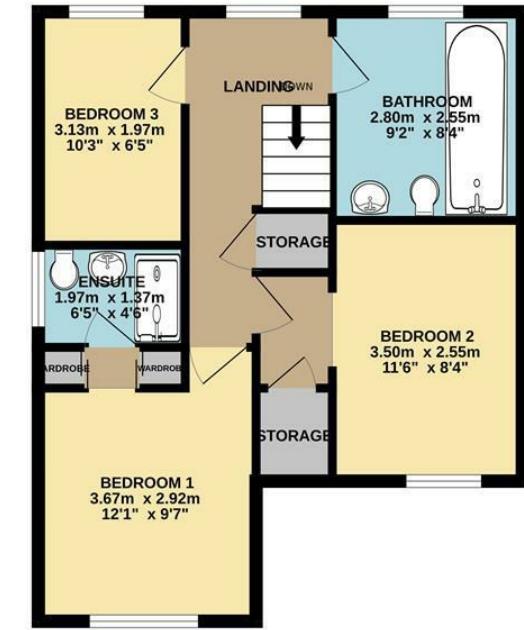
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	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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