



Albert Gardens, CM17 9QG  
Harlow





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GUIDE PRICE £340,000 - £350,000

Kings Group are delighted to offer this beautifully refurbished TWO BEDROOM MID TERRACE FAMILY HOME, tucked away in Albert Gardens within the ever-popular Church Langley Development. From the moment you arrive, you can tell this is a home that has been genuinely cared for and thoughtfully updated, making it a perfect choice for a first-time buyer or small family looking for somewhere they can simply move straight into and start living.

As you step through the front door, you're welcomed by a warm and inviting entrance hall that leads into a bright, open-plan lounge, kitchen and dining space - the real heart of the home. The newly fitted kitchen is both stylish and practical, with modern units, integrated appliances and a breakfast bar that's perfect for morning coffee or catching up at the end of the day. The door out to the garden brings in plenty of natural light and creates a lovely sense of flow between inside and out.

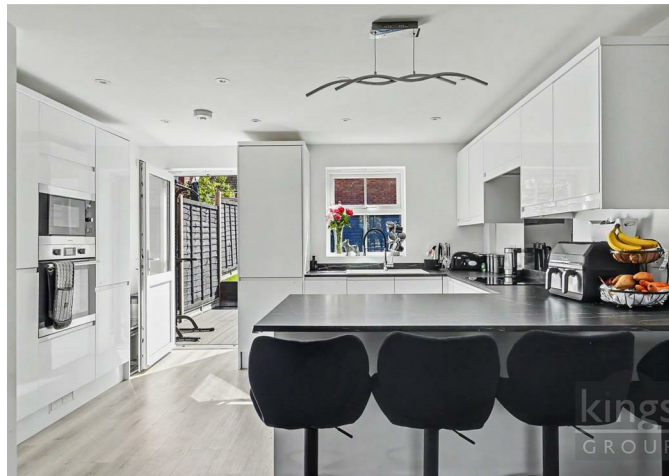
Upstairs, you'll find two well-sized bedrooms, each offering comfortable and versatile space, along with a fresh, modern three-piece bathroom complete with a wall-mounted shower. The recent installation of a new combi boiler is another welcome bonus, giving added reassurance and energy efficiency for the future.

The garden has been designed with ease in mind, featuring artificial grass and a decked seating area that's ideal for relaxing, entertaining or enjoying a bit of sunshine without the upkeep.

With allocated parking for two cars, great local schools and shops nearby, and easy access to the M11 and M25 for links to London, Stansted and Cambridge, this home offers a wonderful balance of comfort, convenience and location. Viewing is highly recommended to truly appreciate all it has to offer.

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- **TWO BEDROOM MID TERRACE FAMILY HOME**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER OR A SMALL FAMILY**
- **SECLUDED EAST FACING LANDSCAPPED REAR GARDEN**
- **NEW COMBI BOILER**
- **CLOSE TO THE M11/M25**

### Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking - Two Allocated parking Spaces

### Entrance Hall

Double radiator, laminate flooring, power points.

### Lounge/Kitchen ( Open plan) 13'8 x 23'8 (4.17m x 7.21m)

Lounge:

Double glazed window to the front aspect, spotlights, double radiator, laminate flooring, power points, understairs storage cupboard.

Kitchen:

Double glazed window to the rear, laminate flooring, a range of wall and base units with flat top worksurfaces, integrated cooker, electric hob and oven, drainer unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, power points, combi boiler, door leading to rear garden.

### Bedroom One 13'4 x 7'9 (4.06m x 2.36m)

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

### Bedroom Two 7'3 x 15'7 (2.21m x 4.75m)

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

### Family Bathroom

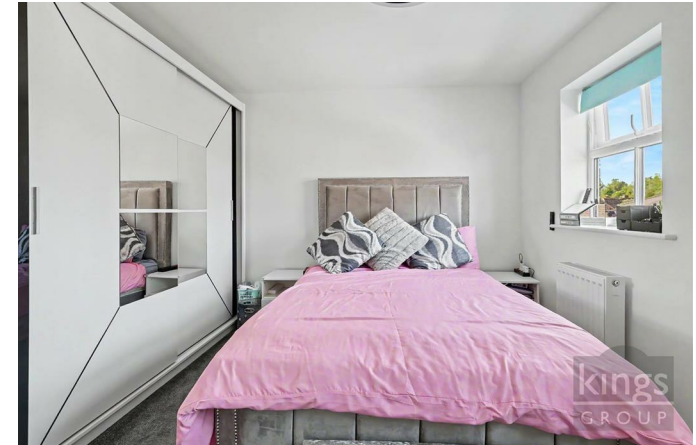
Double glazed window to the rear aspect, spotlights, heated towel rail, tiled flooring, extractor fan, panel enclosed bath

- **ALLOCATED PARKING FOR TWO CARS**
- **BEAUTIFULLY MODERNISED THROUGHOUT**
- **OPEN PLANNED KITCHEN/LOUNGE/DINER**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**
- **VIEWING IS HIGHLY ADVISED.**

with mixer tap, wall mounted shower, wash basin with mixer taps, , low level W.C

### Rear Garden

East facing, secluded, mainly laid to artificial grass with a decked seating area, water tap.







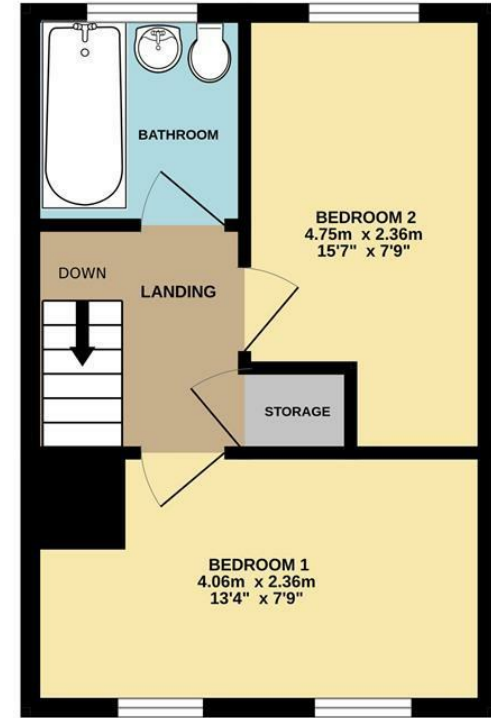
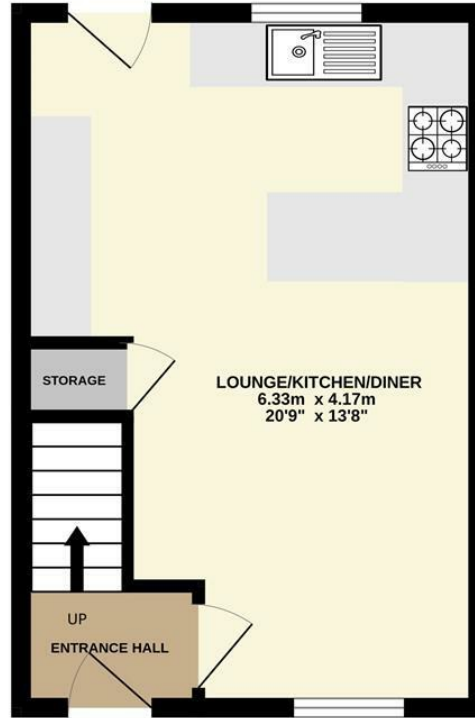
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current          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

GROUND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.

1ST FLOOR  
25.7 sq.m. (277 sq.ft.) approx.



TOTAL FLOOR AREA : 52.1 sq.m. (560 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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