



Albertine Street, CM17 9FD
Harlow





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Guide Price £525,000

*Guide Price £525,000 - £550,000 *

Kings Group are delighted to offer this SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME situated on the ever-popular Albertine Street within the sought-after Newhall Development. This well-presented property is being offered CHAIN FREE, making it a perfect opportunity for buyers looking for a smooth and quick move. Boasting TWO allocated parking spaces, this home sits in a prime location close to local shops, highly regarded schools, and a wide range of amenities.

As you enter the property, you are welcomed by an inviting entrance hall that leads to a bright and airy family lounge/diner, ideal for entertaining or relaxing with the family. The large sliding doors open directly onto the east-facing rear garden, which is mainly laid to decking with a patio area, perfect for outdoor dining. The modern fitted kitchen features a range of wall and base units, integrated appliances, and offers a sleek and functional space for daily cooking needs. There is also a versatile office room, perfect for those working from home, and an additional reception room/bedroom providing flexibility for growing families or guests. The ground floor also benefits from a downstairs cloakroom, adding extra convenience for family living.

Upstairs, the master bedroom impresses with built-in wardrobes and its own en-suite bathroom. Three further generously sized double bedrooms provide ample accommodation, and the family bathroom hosts a modern three-piece suite, ideal for a busy household.

Externally, the rear garden offers a low-maintenance yet stylish outdoor space with side access. The property is ideally positioned with excellent transport links via the M11/M25 (Junction 7a), offering easy access to London, Stansted, Cambridge, and beyond.

An annual estate maintenance charge of approximately £420 contributes to the upkeep of this beautifully maintained development.

Early viewing is highly recommended – call Kings Group today to avoid disappointment.



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **TWO ALLOCATED PARKING SPACE**
- **EN-SUITE TO THE MASTER BEDROOM**
- **LOUNGE/DINER WITH SLIDING DOORS TO REAR GARDEN**
- **CLOSE TO LOCAL SHOPS/SCHOOLS & AMENITIES**

Entrance Hall

Reception Room 11'39 x 9'41 (3.35m x 2.74m)

Double glazed window to the front and side aspect, single radiator, wood flooring, power points.

Office/Study Room 7'93 x 7'09 (2.13m x 2.36m)

Double glazed window to the side aspect, wood flooring, single radiator, power points

Cloakroom 4'91 x 3'93 (1.22m x 0.91m)

Single radiator, tiled flooring, tiled splash backs, wash basin with mixer taps, low level W.C, shaver point.

Kitchen 12'28 x 9'25 (3.66m x 2.74m)

Double glazed window/door to the side aspect leading to rear garden, wood flooring, a range of wall and base units with flat top worksurfaces,, gas oven and electric hob, extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washing machine, drainer unit with mixer taps, spotlights, power points.

Lounge/Diner 16'34 x 22'55 (4.88m x 6.71m)

Double glazed windows to the front aspect, sliding doors leading to rear garden, wood flooring, double radiator, power points.

Landing

Carpeted flooring, power points, storage cupboard.

Bedroom One 17'34 x 5.18m x)

Double glazed window to the side aspect, single radiator, carpeted floorng, built on wardrobes, airing cupboard, power points.

En-suite 7'69 x 6'69 (2.13m x 1.83m)

Double glazed window to the side aspect, spotlights, tiled splash backs, heated towel rail, extractor fan, panel enclosed bath with mixer tap, thermostatic controlled shower, wash basin with mixer taps, low level W.C

- **OFFERED FOR SALE ON A CHAIN FREE BASIS**
- **OFFICE ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **CLOSE TO THE M11/M25 VIA JUNCTION 7A**

Bedroom Two 10'26 x 11'37 (3.05m x 3.35m)

Double glazed windows to the side aspect, single radiator, carpeted flooring ,power points.

Bedroom Three 10'19 x 10'49 (3.05m x 3.05m)

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

Bedroom Four 10'29 x 7'80 (3.05m x 2.13m)

Double glazed windows to the side aspect, single radiator, carpeted flooring ,power points.

Family Bathroom 6'66 x 6'86 (1.83m x 1.83m)

Double glazed window to the rear aspect, spotlights, tiled walls, single radiator, laminate flooring, panel enclosed bath with mixer tap and thermostatic controlled shower, wash basin with mixer taps, low level W.C, shaver point.

Garden

East Facing, mainly laid to decking with patio, wooden fences and brick wall, side access, water tap.

Schools/transport links

Primary Schools:

Newhall Primary Academy (0.23 MILES), Church Langley

Community Primary School (0.47 MILES)

Secondary Schools:

Mark Hall Academy (0.41 MILES), St Nicholas School (0.81 MILES)

Train stations:

Harlow Mill Rail Station (1.11 MILES), Harlow Town Rail Station (1.86 MILES)

Motorways:

M11 J7A (1.52 MILES), M11 J7 (2.18 MILES)

Flood Risk: Rivers & Seas - Low, Surface Water

Tenure: Freehold

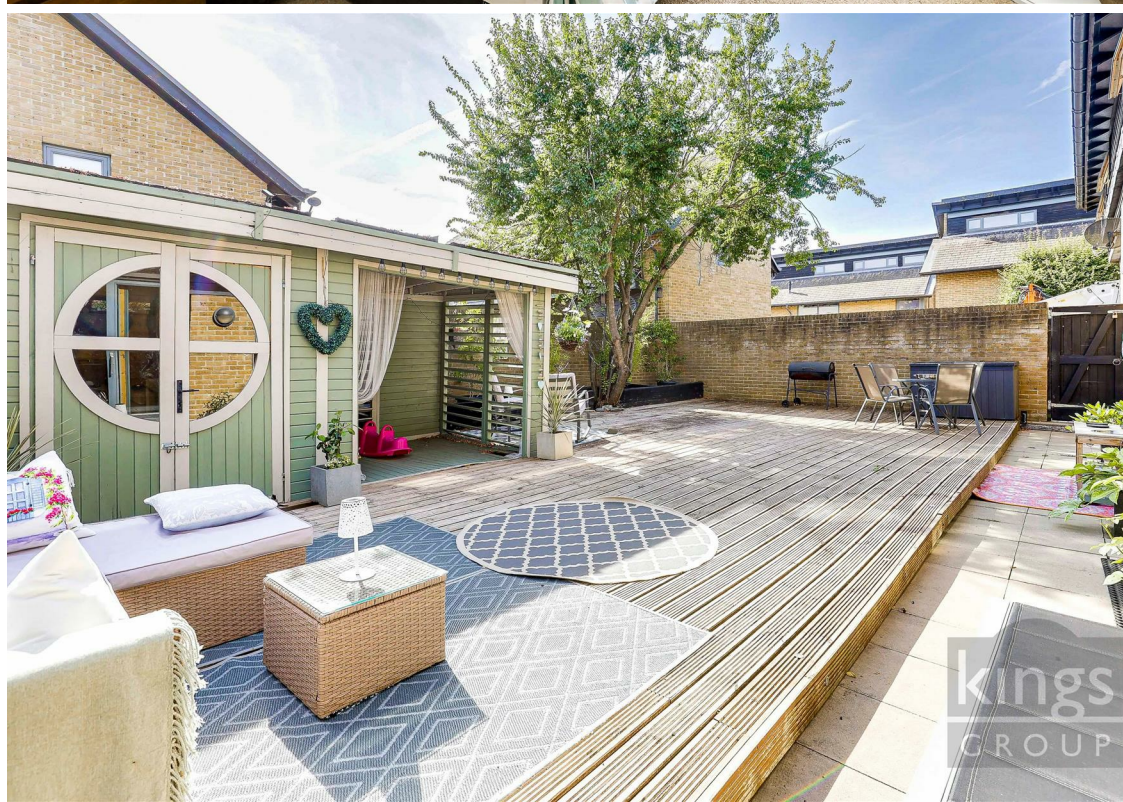
Parking: Two Allocated Parking

Estate Charge: £420 Per Annum

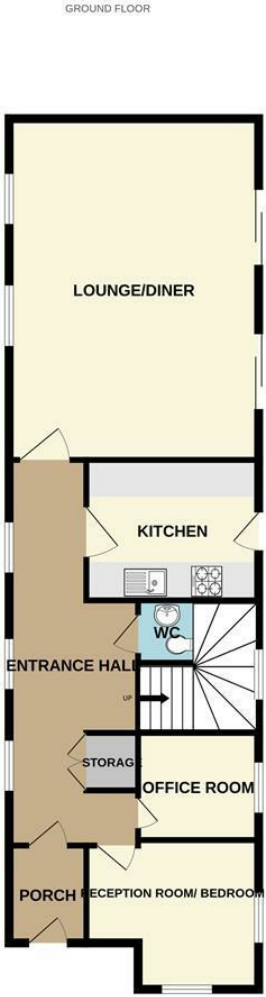
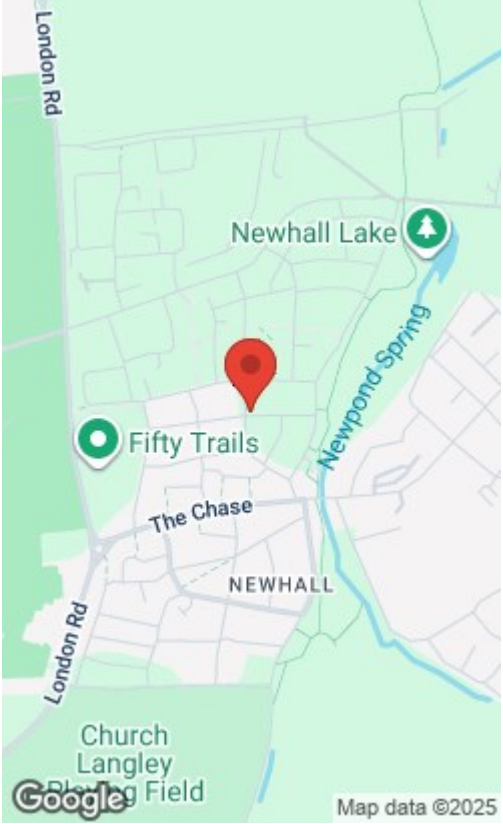








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

