



Denby Grange, CM17 9PZ
Harlow





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GUIDE PRICE £475,000 - £500,000

Kings Group are delighted to present this beautifully renovated THREE BEDROOM DETACHED FAMILY HOME, perfectly positioned within a quiet cul-de-sac in the highly sought-after Denby Grange within the popular Church Langley Development. Immaculately presented throughout and ready to move straight into, this stunning home offers stylish and modern living, complete with a garage and driveway parking for one vehicle.

Step inside to an inviting entrance hall with useful understairs storage, leading to a spacious and beautifully presented family lounge. Flooded with natural light, the lounge features French doors opening directly onto the rear garden, creating the perfect space for both relaxing and entertaining. The modern fitted kitchen/diner boasts a range of contemporary wall and base units, integrated appliances, and side access to the garden, while a convenient downstairs cloakroom completes the ground floor.

The first floor continues to impress with a generous master bedroom featuring its own dressing room and stylish en-suite shower room. Two further well-proportioned bedrooms provide excellent accommodation for growing families, complemented by a beautifully presented modern family bathroom fitted with a contemporary three-piece suite.

Outside, the property enjoys a superb SOUTH EAST FACING landscaped rear garden, thoughtfully designed for low maintenance with an attractive patio area and artificial lawn. The garden also benefits from front and rear access and has direct access into the garage.

Ideally located close to local shops, highly regarded schools and everyday amenities, the property also offers excellent transport links via the M11 and M25, providing easy access to London, Stansted Airport and Cambridge, making this an exceptional family home in a prime Church Langley location.

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- **THREE BEDROOM DETACHED FAMILY HOME**
- **QUIET CUL-DE-SAC LOCATION**
- **DOWNSTAIRS CLOAKROOM**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS INTO LONDON, STANSTED AND CAMBRIDGE**

Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and Driveway for One Car

Entrance Hallway

Double glazed window to the front aspect, Laminate flooring, understairs storage cupboard.

Downstairs Cloakroom 2'60 x 5'93 (0.61m x 1.52m)

Double glazed window to the side aspect, spotlights, splash backs, laminate flooring, wash basin with mixer taps and vanity unit underneath, low level W.C

Lounge 12'08 x 15'09 (3.86m x 4.80m)

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

Kitchen/Diner 9'88 x 17'63 (2.74m x 5.18m)

Double glazed window to the front and rear aspect, double radiator, laminate flooring, a range of wall and base units with flat top worksurfaces, integrated Bosh oven, integrated Bosh gas hob, hood extractor fan, sink, integrated fridge freezer, integrated dish washer, integrated washer/dryer, spotlights, combi boiler, door leading to side access to garden, power points.

First Floor Landing

Carpeted flooring, power points, loft hatch (fully boarded loft with loft ladder)

Bedroom One 10'15 x 9'67 (3.05m x 2.74m)

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

- **GARAGE AND DRIVEWAY FOR ONE CAR**
- **LANDSCAPED SOUTH EAST FACING REAR GARDEN**
- **EN-SUITE AND DRESSING ROOM TO THE MASTER BEDROOM**
- **CONTEMPORY FITTED KITCHEN**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

En-Suite 2'84 x 7'72 (0.61m x 2.13m)

Double glazed window to the rear aspect, splash backs, heated towel rail, laminate flooring, spotlights, shower cubicle with thermostatic controls, wash basin with mixer tap and vanity unit underneath, extractor fan, low level W.C

Dressing Room 4'46 x 8'00 (1.22m x 2.44m)

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

Bedroom Two 8'89 x 12'34 (2.44m x 3.66m)

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

Bedroom Three 7'72 x 8'88 (2.13m x 2.44m)

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

Family Bathroom 6'45 x 6'11 (1.83m x 2.11m)

Double glazed window to the rear aspect, spotlights, splash backs, heated towel rail, extractor fan, panel enclosed bath with mixer taps, wash basin with mixer tap with vanity unit underneath, low level W.C, shaver point.

Garage 9'16 x 17'34 (2.74m x 5.18m)

Roller Shutter, power points.

Garden

Secluded South East Facing, mainly laid to patio with artificial grass, plants and shrubs, front and rear access.



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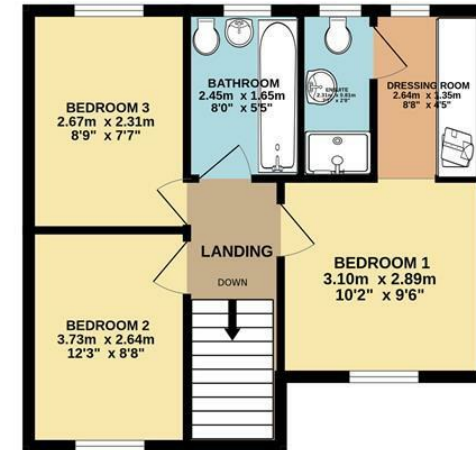
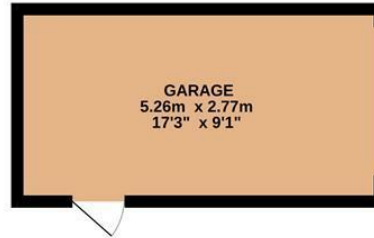


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(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	
EU Directive 2002/91/EC	

GROUND FLOOR
53.8 sq.m. (580 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA: 91.0 sq.m. (979 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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