



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

The Gardiners, Harlow, CM17 9QU
Offers In The Region Of £535,000

Kings Group - Church Langley are delighted to offer For Sale, this FOUR BEDROOM DETACHED on The Gardiners.

Situated in the highly sought after area of Harlow, this ideal family home is comprised of: Four Bedrooms, Family Bathroom, Lounge, kitchen, dining room, conservatory, downstairs toilet. The property also benefits from a private garden which isn't over looked. The property benefits from having a large driveway.

The house falls within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as Mark Hall, Burnt Mill & Leventhorpe Academies. Additionally, the property is within walking distance of a number of local shops and amenities including Kiddi Care Day Nursery and Tesco supermarket. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford and Bishops Stortford. To arrange a viewing, please do not hesitate to get in touch.

Reception Room

14'28 x 10'97 (4.27m x 3.05m)

Double glazed windows to the front aspect, double radiator, laminate flooring, TV aerial point, power points.

Dining Room

8'65 x 10'75 (2.44m x 3.05m)

single radiator, laminate flooring, power points.

Kitchen

9'01 x 9'74 (2.77m x 2.74m)

Double glazed windows to the rear aspect, single radiator, tiled flooring, tiled splash backs, range of roll top work surfaces, integrated cooker, electric oven, gas hob, extractor fan & hood, sink drainer unit, space for fridge freezer, plumbing for washing machine, power points.

Conservatory

12'92 x 11'40 (3.66m x 3.35m)

Double glazed windows to the rear aspect, laminate flooring, patio doors leading to the garden, power points.

Downstairs Toilet

4'24 x 2'58 (1.22m x 0.61m)

double glazed rear, single radiator, laminate flooring, extractor fan, hand wash basin with mixer taps, low level flush W.C, tiled splash backs.

Bedroom One

12'31 x 11'18 (3.66m x 3.35m)

double glazed windows to the front aspect, double radiator, carpeted flooring, built in wardrobes, built in storage cupboard, power points.

En Suite

3'87 x 5'01 (0.91m x 1.55m)

Double glazed windows to the front aspect, single radiator, laminate flooring, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps, tiled splash backs, spot lights.

Bedroom Two

12'24 x 7'99 (3.66m x 2.13m)

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

Bedroom Three

8'65 x 7'36 (2.44m x 2.13m)

double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Bedroom Four

8'68 x 7'89 (2.44m x 2.13m)

double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Bathroom

5'54 x 6'91 (1.52m x 1.83m)

Double glazed windows to the rear aspect, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps, shower attachment, hand wash basin, low level flush W.C, tiled walls, spotlights.

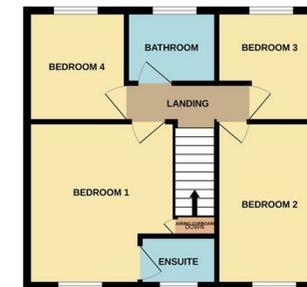
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

GROUND FLOOR



1ST FLOOR



2 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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. Made with Hologram 12/02/11

