



Fenton Grange, CM17 9PG  
Harlow

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# Fenton Grange, CM17 9PG

Kings Group - Church Langley are pleased to offer this FOUR BEDROOM DETACHED HOME on Fenton Grange

Located on one of the most sought after roads in the popular Church Langley development, this property is comprised of four bedrooms with en-suite to the master bedroom, family bathroom, lounge, kitchen, downstairs WC, utility room. The property also benefits from off-street parking for two vehicles and a garage.

Within walking distance are a number of local shops and amenities including Tesco supermarket and Kiddi Care Day Nursery. The house also falls within the catchment area of Church Langley Primary School, as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford & Stansted Airport. To arrange a viewing, please do not hesitate to get in touch.

Offers In The Region Of  
£590,000



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- A Four Bedroom Detached Family Home
- Situated Within Close Proximity To Local Shops & Schools
- Fitted Kitchen
- Council Tax Band E

- A Private Driveway For Multiple Vehicles
- Secluded South Facing Rear Garden With Side Access
- En-Suite To The Master Bedroom

#### **Entrance Hall 4'11" x 4'0" (1.52m x 1.22m)**

Double glazed window to front aspect, single radiator, stairs to first floor landing, power points.

#### **Downstairs W.C 3'13 x 5'14 (0.91m x 1.52m)**

Double glazed window to side aspect, wash hand basin, low flush WC, single radiator.

#### **Lounge 10'0" x 16'0" (3.05m x 4.88m)**

Double glazed window to front aspect, double radiator, power points, TV point, telephone point.

#### **Kitchen/Dining Room 12'43 x 18'64 (3.66m x 5.49m)**

Double glazed window to rear aspect, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, integrated fridge/freezer, electric oven, gas hob, power points.

#### **Utility Room 6'20 x 5'36 (1.83m x 1.52m)**

Double glazed door leading to the rear garden, plumbing for washing machine & dishwasher, single radiator, tiled splash back, sink and drainer unit, power points.

#### **First Floor Landing**

Loft Access, power points, airing cupboard.

#### **Bedroom One 9'80 x 12'66 (2.74m x 3.66m)**

Double glazed window to front aspect, fitted wardrobes, double radiator, TV point, power points.

#### **En-Suite 4'68 x 7'42 (1.22m x 2.13m)**

Double glazed window to side aspect, fully tiled shower cubicle with electric shower, wash hand basin, low flush WC.

#### **Bedroom Two 9'05 x 9'82 (2.87m x 2.74m)**

Double glazed window to rear aspect, double radiator, fitted wardrobes, power points, TV point.



#### **Bedroom Three 8'46 x 7'12 (2.44m x 2.13m)**

Double glazed window to rear aspect, double radiator, fitted wardrobes, power points, TV point.

#### **Bedroom Four 9'00 x 7'83 (2.74m x 2.13m)**

Double glazed window to front aspect, double radiator, fitted wardrobes, power points, TV point.

#### **Bathroom 6'92 x 6'49 (1.83m x 1.83m)**

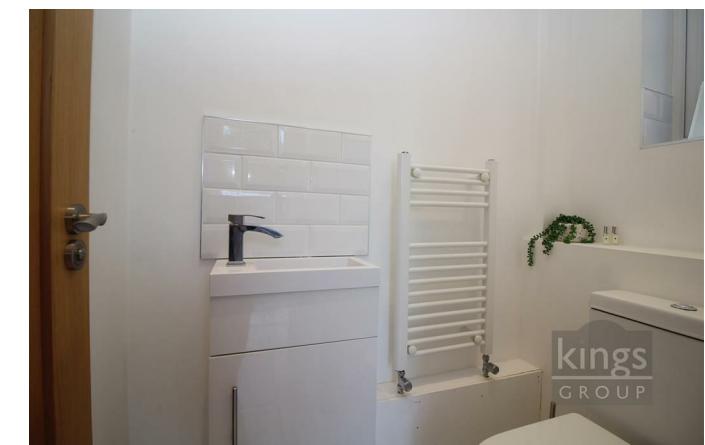
Double glazed window to rear aspect, double radiator, three piece bathroom suite comprising of panel enclosed bath with mixer taps, low flush WC

#### **Garden**

Mainly Laid to lawn with decking area, side access, shed.

#### **ADDITIONAL INFORMATION**

Driveway for multiple vehicles





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| Energy Efficiency Rating                                 |                         | Current                 | Potential               |
|----------------------------------------------------------|-------------------------|-------------------------|-------------------------|
| Very energy efficient - lower running costs<br>(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 | EU Directive 2002/91/EC |

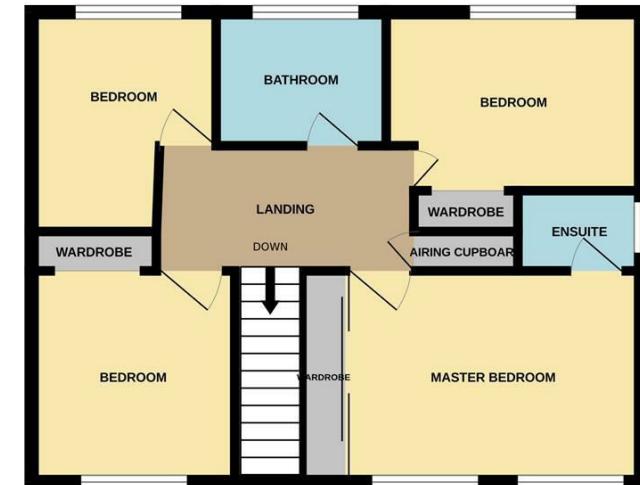
| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         | Current                 | Potential               |
|------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 | 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
[www.kings-group.net](http://www.kings-group.net)

