



Burley Hill, Church Langley
Offers In The Region Of £440,000 Freehold



Burley Hill, Church Langley

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE

01279 410084
www.kings-group.net

- Freehold
- 3 Bedroom Detached House
- Garage
- Driveway
- Potential to extend STPP
- Council Tax: Band E
- En-Suite to master
- Close to local shops amenities
- Ease of access to A414 & M11
- Cul-de-sac Location

Burley Hill is a sought after road within CM17, having shops and amenities close-by, including Tesco supermarket and good schooling options such as Henry Moore & Church Langley Primary along with sought after secondary schools including Mark Hall, Passmores and Leventhorpe Academies. There is good access to the A414 & M11 providing direct links to London, Chelmsford & Stansted.

This detached home has beautiful curb appeal with a driveway, garage and a rear garden. The secluded rear garden is mainly laid to lawn and a south east facing garden. The garden does have side access and a door leading to the garage.

The property benefits from a spacious lounge. The kitchen is a good size with ample storage, integral appliances, access to the garden. The property benefits from having a separate dining room with doors that lead to the garden. The property also benefits from having a downstairs toilet.

On the first floor there are two good sized bedrooms which share a family bathroom and a master bedroom with an en-suite.

Reception Room 15'69 x 12'77 (4.57m x 3.66m)

Double glazed windows to the front aspect, Two single radiators, carpeted flooring, electric fireplace, power points, TV aerial points, power points, coved to textured ceiling.

Dining Room 9'86 x 8'56 (2.74m x 2.44m)

Double glazed windows to the rear aspect, double radiator, Karndean (L.V.T Luxury Vinyl Tiles) flooring, textured ceiling, power points, single glazed door leading to the garden.

Kitchen 9'84 x 7'85 (2.74m x 2.13m)

Double glazed windows to the rear aspect, single radiator, Karndean (L.V.T Luxury Vinyl Tiles) flooring, tiled splash back walls, range of base & wall units with flat top surfaces, integrated cooker, electric oven, gas hob, extractor hood, sink drainer unit, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, storage cupboard, spotlights, door leading to the garden.

Downstairs Toilet 5'64 x 2'72 (1.52m x 0.61m)

Double glazed windows to the front aspect, heated towel rail, Karndean (L.V.T Luxury Vinyl Tiles) flooring, hand wash basin with separate hot and cold taps, low level flush W.C , tiled splash backs, coved to textured ceiling.

Bedroom One 9'93 x 9'88 (2.74m x 2.74m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in storage cupboard, power points, coved to textured ceiling.

En-suite 9'83 x 4'47 (2.74m x 1.22m)

Double glazed windows to the side aspect, single radiator, lino flooring, extractor fan, shower cubicle with power shower, hand wash basin with separate hot and cold taps, low level flush WC , tiled walls, coved to textured ceiling.

Bedroom Two 11'34 x 9'88 (3.35m x 2.74m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in storage cupboard, power points, coved to textured ceiling.

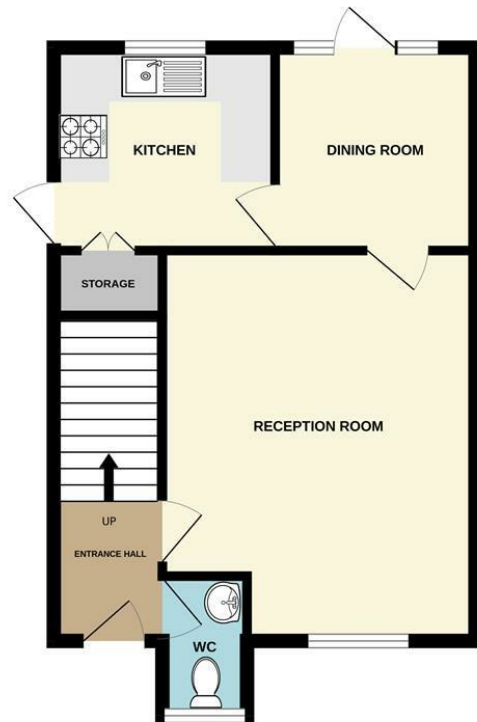
Bedroom Three 7'93 x 7'90 (2.13m x 2.13m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points, coved to textured ceiling.

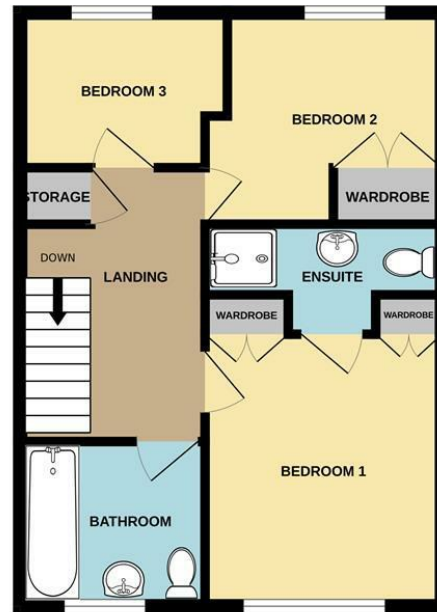
Family Bathroom 5'33 x 6'53 (1.52m x 1.83m)

Double glazed windows to the front aspect, heated towel rail, lino flooring, extractor fan, panel enclosed bath with separate hot and cold taps and power shower, hand wash basin, low level flush W.C , tiled walls, coved to textured ceiling.

GROUND FLOOR



1ST FLOOR



3 BEDROOM DETACHED

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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