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Church Langley Way  
Harlow CM17 9TE  
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**Burley Hill, Harlow, CM17 9QH**  
**Offers In Excess Of £550,000**

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 facing garden. The garden does have side access.

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 and a utility room.

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

#### Entrance Hall

**6'97 x 9'94 (1.83m x 2.74m)**

Stairs to first floor landing, coved ceiling, power points, hard oak flooring

#### Reception Room

**11'62 x 13'62 (3.35m x 3.96m)**

Double glazed bay window to the front aspect, double radiator, carpeted flooring, power points, TV aerial point, coved ceiling

#### Dining Room

**12'12 x 8'38 (3.66m x 2.44m)**

Double glazed windows to the rear aspect, single radiator, coved ceiling, power points, hard oak flooring

#### Kitchen

**9'53 x 21'05 (2.74m x 6.53m)**

Double glazed windows to the rear aspect, single radiator, range of base and wall units with roll top work surfaces, integrated cooker, electric oven, gas hob, extractor hood, sink drainer unit, integrated fridge freezer, integrated dishwasher, coved ceiling, double glazed French doors leading to the garden, power points

#### Utility Room

**7'48 x 5'51 (2.13m x 1.52m)**

oak wood flooring, power points, plumbing for washing machine, door leading to the garden

#### Downstairs Toilet

**6'34 x 2'68 (1.83m x 0.61m)**

Double glazed windows to the front aspect, single radiator, hand wash basin with mixer taps, low level flush WC, tiled splash backs

#### Bedroom One

**11'98 x 12'01 (3.35m x 3.68m)**

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in wardrobes, TV aerial point, power points

#### En-Suite

**6'76 x 4'74 (1.83m x 1.22m)**

Double glazed opaque windows to the side aspect, heated towel rail, tiled flooring, extractor fan, thermostatically controlled shower cubicle, hand wash basin with mixer taps, low level flush WC, shaver point, tiled walls

#### Bedroom Two

**9'86 x 9'74 (2.74m x 2.74m)**

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in wardrobes, power points

#### Bedroom Three

**9'40 x 11'24 (2.74m x 3.35m)**

double glazed windows to the rear aspect, single radiator, laminate flooring, built in storage cupboard, power points

#### Bedroom Four

**6'85 x 11'27 (1.83m x 3.35m)**

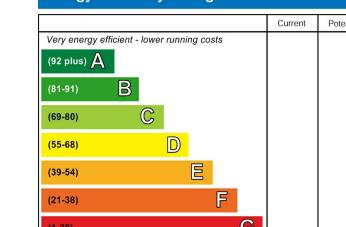
Double glazed windows to the front aspect, single radiator, carpeted flooring, power points

#### Family Bathroom

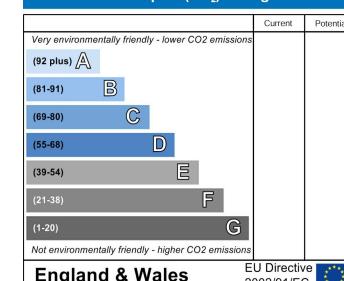
#### 6'75 x 6'13 (1.83m x 1.83m)

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

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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 condition or efficiency can be given.  
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