



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
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Rose Crescent, Harlow, CM17 9SN
Offers In Excess Of £500,000

Kings Group - Church Langley are delighted to offer For Sale, this FOUR BEDROOM LINK-DETACHED HOUSE on Rose Crescent. Located on the award winning Newhall development, this fantastic family home is comprised of a spacious lounge, kitchen/diner complete with breakfast bar and integrated kitchen appliances, downstairs WC, four bedrooms with en-suite to the master bedroom and family bathroom. Additionally the property benefits from off-street parking for a minimum of two vehicles and a tiered rear garden. The house is within walking distance to a number of local shops and amenities including New Ground Cafe & Co-op convenience store. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford & Stansted Airport. Furthermore, the property is within a very short walk to Newhall Primary School as well as being within the catchment for Mark Hall & Leventhorpe Academies. To arrange a viewing, please do not hesitate to get in touch.

Entrance Hallway
11'19 x 8'66 (3.35m x 2.44m)

Antico flooring, power points, telephone point, stairs leading to first floor, doors leading to:

Lounge
20'02 x 14'82 (6.15m x 4.27m)

Bi-Folding doors opening onto patio, carpeted flooring, power points, TV aerial point, A/C unit, high speed fibre broadband connection.

Kitchen
13'32 x 14'34 (3.96m x 4.27m)

Double Glazed front and side aspect windows, integrated kitchen appliances including washing machine, gas hob, electric oven and dishwasher, range of wall and base units with flat top work surfaces, breakfast bar, Antico flooring, power points.

Downstairs WC
6'08 x 5'05 (2.03m x 1.65m)

Antico flooring, tiled splashbacks, low level WC, hand wash basin, small shower attachment.

First Floor Landing
11'97 x 12'12 x 9'98 (3.35m x 3.66m x 2.74m)

Carpeted flooring, loft access, storage cupboard, doors leading to:

Bedroom One
13'28 x 12'89 (to walk in wardrobe) (3.96m x 3.66m (to walk in wardrobe))

Double Glazed front and side aspect windows, carpeted flooring, built in wardrobe with sliding doors, power points, TV aerial point, telephone point, A/C unit, door leading to en-suite, door leading to balcony.

En-Suite
8'12 x 4'96 (2.44m x 1.22m)

Tiled flooring, partially tiled walls, heated towel rail, low level WC, hand wash basin, walk in thermostatically controlled shower, shaver point.

Bedroom Two
10'77 x 11'01 (3.05m x 3.38m)

Double Glazed rear aspect windows, storage cupboard, carpeted flooring, power points, A/C unit.

Bedroom Three
11'62 x 10'20 (3.35m x 3.05m)

Double Glazed front and rear aspect windows, carpeted flooring, TV aerial point, power points, A/C unit, door leading onto balcony.

Bedroom Four
10'79 x 8'55 (3.05m x 2.44m)

Double Glazed rear aspect window, carpeted flooring, power points.

Family Bathroom
7'37 x 6'66 (2.13m x 1.83m)

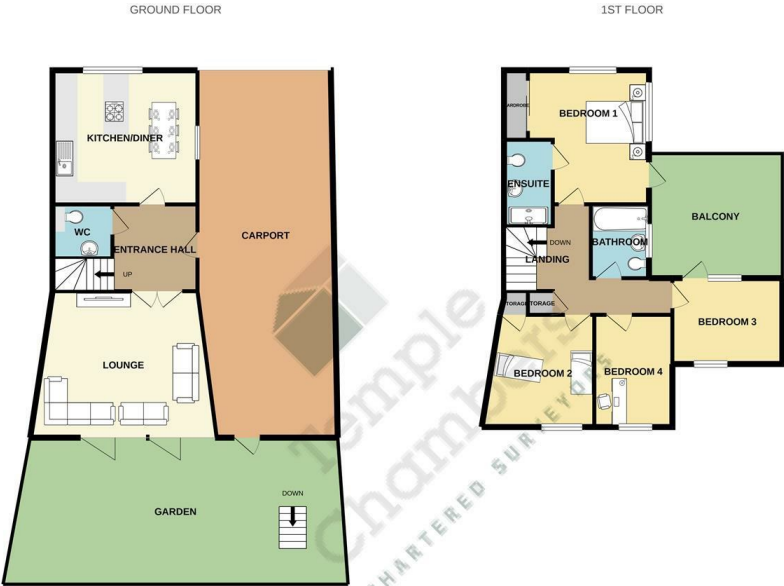
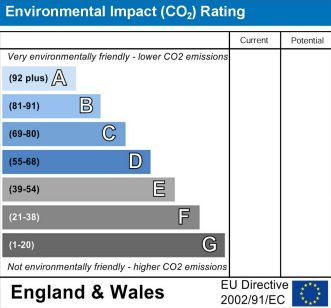
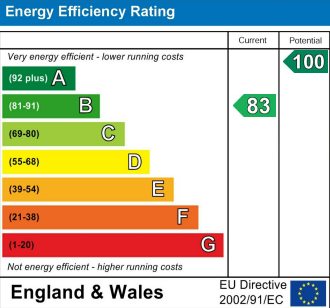
Double Glazed opaque window, tiled flooring, partially tiled walls, heated towel rail, low level WC, hand wash basin, panel enclosed bath and thermostatically controlled shower, shaver point.

Balcony
11'45 x 12'18 (3.35m x 3.66m)

Front aspect balcony situated over the carport overlooking the green.

Garden

Patio to immediate rear of the house with remainder laid primarily to lawn. Split across two tiers, with timber built shed on the bottom tier complete with power points.



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 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 Metagix i2001

