

Davenport, CM17 9TF
Harlow

kings
GROUP


kings
GROU

Davenport, CM17 9TF

** KINGS GROUP ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED FIVE BEDROOM, DETACHED FAMILY HOME WITH A SELF CONTAINED STUDIO ANNEXE IN DAVENPORT, CHURCH LANGLEY **

A truly impressive and versatile family home, offering five bedrooms, three bathrooms, a ground-floor WC and a separate studio annexe.

Situated in the popular residential area of Davenport, within the sought-after Church Langley development, this immaculately presented property offers an exceptional opportunity for buyers seeking generous living accommodation, flexibility and a home that caters effortlessly to modern family life.
Beautifully maintained throughout, the property provides an abundance of space for growing families, multi-generational living and those working from home. The additional studio annexe is a particularly appealing feature, offering a wealth of possibilities for independent family accommodation, a private workspace, guest accommodation or a dedicated creative retreat.

The main residence boasts five well-proportioned bedrooms, complemented by three bathrooms, providing excellent convenience for larger households and visiting guests alike. A further ground-floor WC adds valuable practicality to everyday living and entertaining.

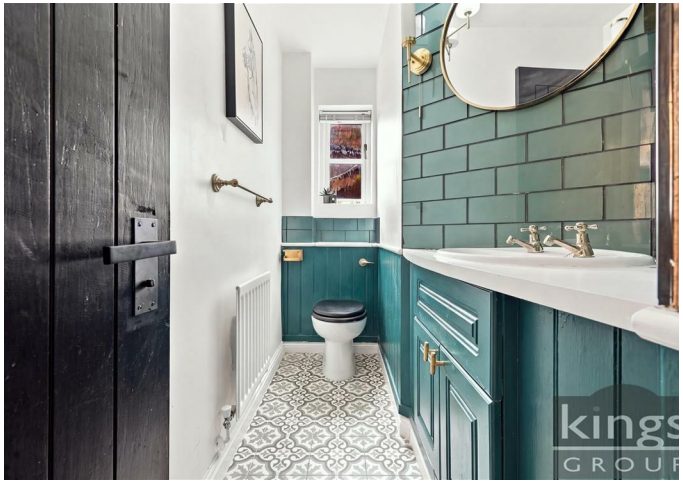
Throughout the property, the emphasis is on comfort, versatility and presentation, creating a home that is ready for its next owners to move straight into and enjoy. The flexible layout offers the potential to accommodate a variety of lifestyles, whether that means providing teenagers with their own space, welcoming extended family or creating the perfect balance between home and work.

Offers In Excess Of £700,000









- FIVE BEDROOM DETACHED HOUSE
- NEWLY FITTED KITCHEN WITH GRANITE WORKTOPS
- TWO EN-SUITE BATHROOMS
- MASTER SUITE ON SECOND FLOOR
- LARGE DRIVEWAY
- IMMACULATELY PRESENTED THROUGHOUT
- DOWNSTAIRS W.C.
- CINEMA ROOM/FIFTH BEDROOM ON FIRST FLOOR
- SEPARATE STUDIO ANNEXE
- EASY ACCESS TO A414 & M11

Property Information
Tenure - Freehold
Year Built - 1999
Flood Risk - Rivers and Seas - Very Low - Surface Water - Very Low
Construction Type - Standard Construction - Brick Built
Council Tax Band - G
EPC Rating - C
Square Footage - 2405

Entrance Hallway 14'10 x 10 (4.52m x 3.05m)
Tiled flooring, stairs leading to first floor landing, double radiator, power points, double glazed windows to front aspect

Lounge/Diner 25'7 x 14'10 (7.80m x 4.52m)
Double glazed windows to side and rear aspect, double glazed French doors leading to rear garden, laminate flooring, double radiator, TV aerial point, power points, phone point, open plan leading to kitchen area

Kitchen Area 13'6 x 10'7 (4.11m x 3.23m)
Double glazed window to front aspect, laminate flooring, granite breakfast bar, a range of base and wall units with granite worktops integrated fridge/freezer, integrated dish washer, integrated washing machine, integrated electric oven and induction hob, extractor fan, butler sink with mixer tap, power points, open plan leading to lounge/diner

Downstairs W.C. 4'35 x 9'09 (1.22m x 2.97m)
Double glazed opaque window to side aspect, tiled flooring, tiled splash backs, low level flush W.C. wash basin with vanity under unit and mixer tap

First Floor Landing
Laminate flooring, storage cupboard, stairs leading to second floor landing, double glazed walkway leading to cinema room/bedroom

Bedroom Two 17'0 x 11'10 (5.18m x 3.61m)
Double glazed window to front aspect, double glazed French doors leading to Juliette Balcony, carpeted, double radiator, walk in wardrobe, door leading to en-suite shower room, power points

En-Suite 6'51 x 4'65 (1.83m x 1.22m)
Double glazed opaque window to side aspect, tiled flooring, shower cubicle with thermostatically controlled shower, low level flush W.C. wash basin with mixer tap and vanity under unit, extractor fan

Bedroom Three 11'4 x 10'10 (3.45m x 3.30m)
Double glazed window to front aspect, laminate flooring, built in wardrobe, double radiator, power points

Bedroom Four 9'2 x 8'7 (2.79m x 2.62m)
Double glazed window to rear aspect, double radiator, carpeted, power points

Family Bathroom 8'6 x 6'7 (2.59m x 2.01m)
Double glazed opaque window to side aspect, tiled flooring, panel enclosed bath with mixer tap and shower over bath, wash basin with vanity under unit and mixer tap, low level W.C. extractor fan

Bedroom/Cinema Room 16'5 x 12'3 (5.00m x 3.73m)
Double glazed windows to side and front aspect, carpeted, TV aerial point, power points, double radiator

Second Floor Landing
Carpeted, door leading to master suite

Master Bedroom 21'11 x 20'9 (6.68m x 6.32m)
Double glazed windows to rear and side aspect, carpeted, fitted wardrobes, spotlights, door leading to En-suite

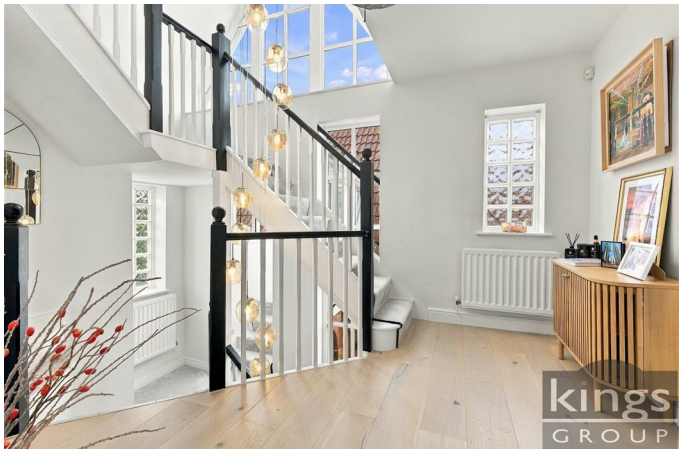
En-Suite 8'7 x 7'11 (2.62m x 2.41m)
Double glazed opaque window to rear aspect, tiled flooring, shower cubicle with thermostatically controlled shower, wash basin with vanity under unit and mixer tap, low level flush W.C.

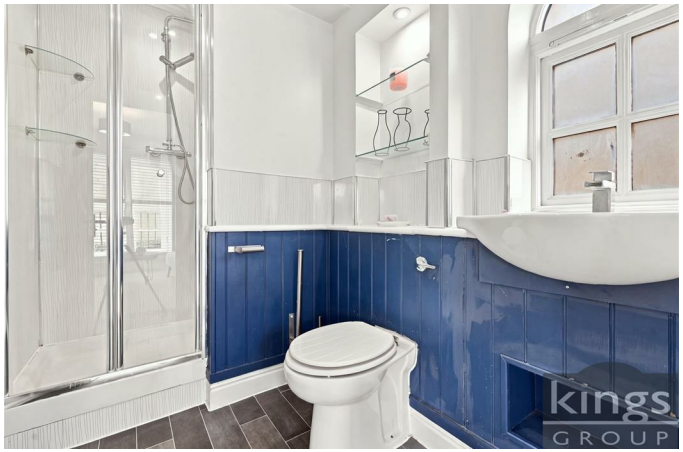
External
Rear garden with side access, large driveway for 3-4 cars, garage conversion - studio apartment

Studio Apartment 16'2 x 15'3 (4.93m x 4.65m)
Double glazed window to front aspect, laminate flooring, a range of base and wall units, sink with drainer unit, integrated under counter fridge/freezer, integrated electric oven and induction hob, extractor fan, electric heater, door leading to En-suite shower room, spotlights, power points

En-Suite 9'22 x 7'50 (2.74m x 2.13m)
Double glazed opaque window to side aspect, tiled flooring, tiled walls, spotlights, wash basin with vanity under unit and mixer tap, shower cubicle with thermostatically controlled shower, low level flush W.C. extractor fan



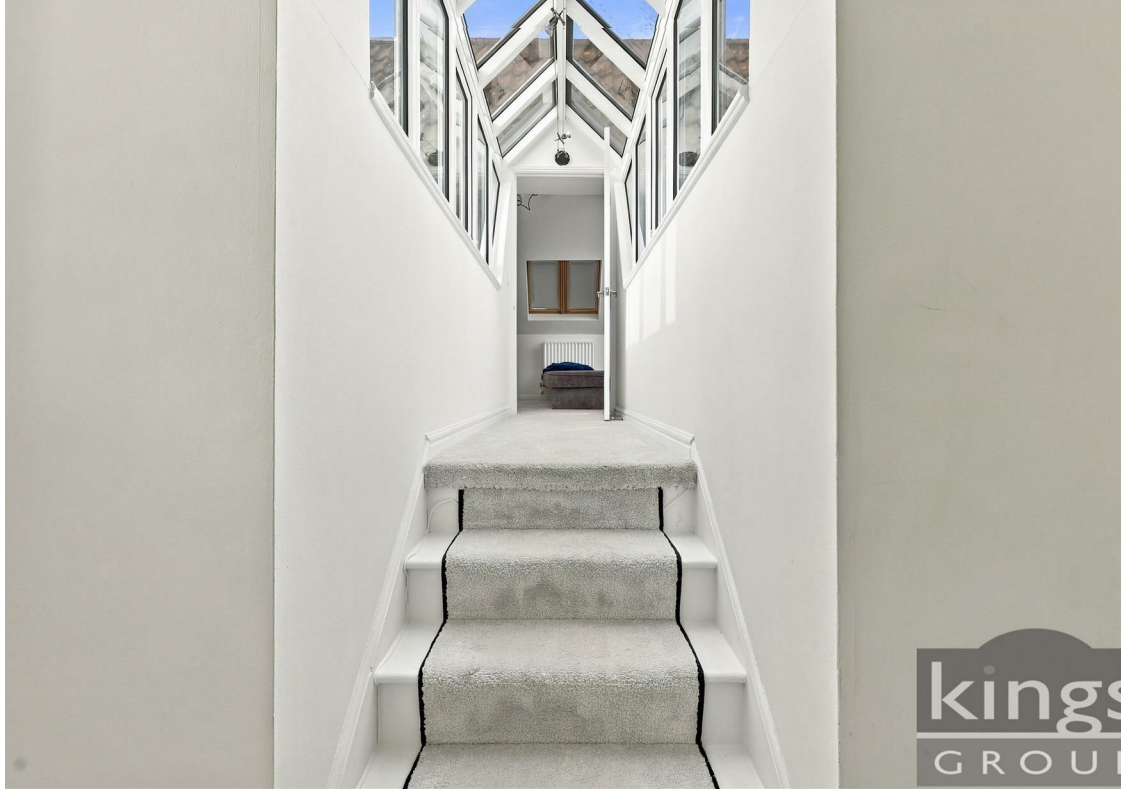





Future
Stories
kings
GROUP

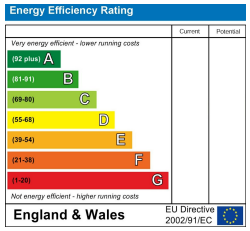


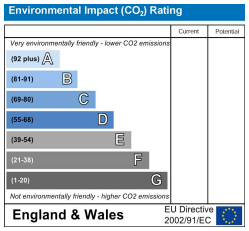


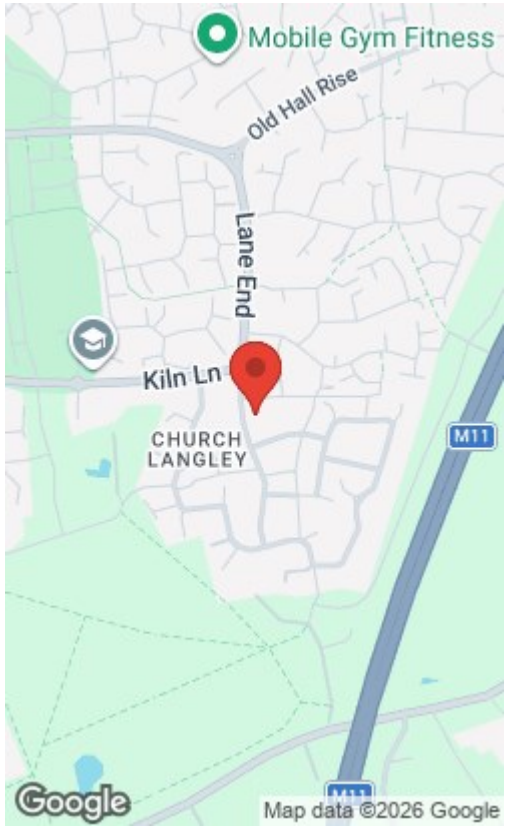












1 DAVENPORT | FLOOR PLAN

2,405 sq ft | 223.4 sq m



TOTAL FLOOR AREA : 223.4 sq.m. (2405 sq.ft.) approx.

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.

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