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Church Langley Way  
Harlow CM17 9TE  
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Tickenhall Drive, Harlow, CM17 9PF  
Guide Price £325,000

- Two Bedroom Mid Terrace House
- Ideal Purchase For A First Time Buyer
- Cul-De-Sac Location
- Low Maintenance Garden
- EPC Rating: C

\* Guide Price - £325,000 - £335,000 \*

Kings Group - Church Langley are delighted to present to the market this TWO BEDROOM MID TERRACE HOUSE situated in the ever so popular Church Langley development, Tickenhall Drive.

An ideal purchase for a first time buyer , this family home invites you through an entrance hall leading you to a kitchen which offers a range of wall and base units, a spacious family lounge with doors leading to the rear garden and a downstairs cloakroom W/C.

To the first floor. you will find a master bedroom benefiting from built in wardrobes and a further double bedroom. there is a family bathroom bathroom benefiting from a three piece suite. The property benefits from having allocated parking to the rear of the property and a rear garden which is thoughtfully laid to artificial grass for low maintenance and a patio ideal for entertaining.

Tickenhall Drive is conveniently located within a short distance away from local shops and amenities including Tesco's Supermarket. The property is situated within close proximity to some of the sought after primary schools such as: Henry Moore Primary School (0.14 Miles) and Church Langley Community Primary School (0.38 Miles).

The property is also within close proximity to some of the sought after Secondary schools such as: Passmores Academy (0.79 Miles) and Mark Hall Academy ( 1.05 Miles)There is ease of access by way of the A414 to the M11/M25 providing direct links into London, Stansted and Chelmsford.

Don't miss this opportunity to make this your dream

- Downstairs Cloakroom W/C
- Allocated Parking Space
- Well Maintained
- Close To Local Schools, Shops & Amenities
- Council Tax Band : C

home. To avoid disappointment, pop us a call today to arrange a viewing!

**Cloakroom W/C**  
**5'7 x 3'2 (1.70m x 0.97m)**

Double glazed windows to the front aspect, single radiator, hand wash basin with mixer taps, low level flush WC, laminate flooring.

**Lounge**  
**14'6 x 12'10 (4.42m x 3.91m)**

Sliding doors to the rear aspect, power points, TV aerial point, coved ceiling, laminate flooring.

**Kitchen**  
**10'9 x 6'2 (3.28m x 1.88m)**

Double glazed windows to the front aspect, range of base and wall units with roll top work surfaces, sink drainer unit, integrated cooker, space for fridge freezer, plumbing for washing machine.

**Bedroom One**  
**12'9 x 9'8 (3.89m x 2.95m)**

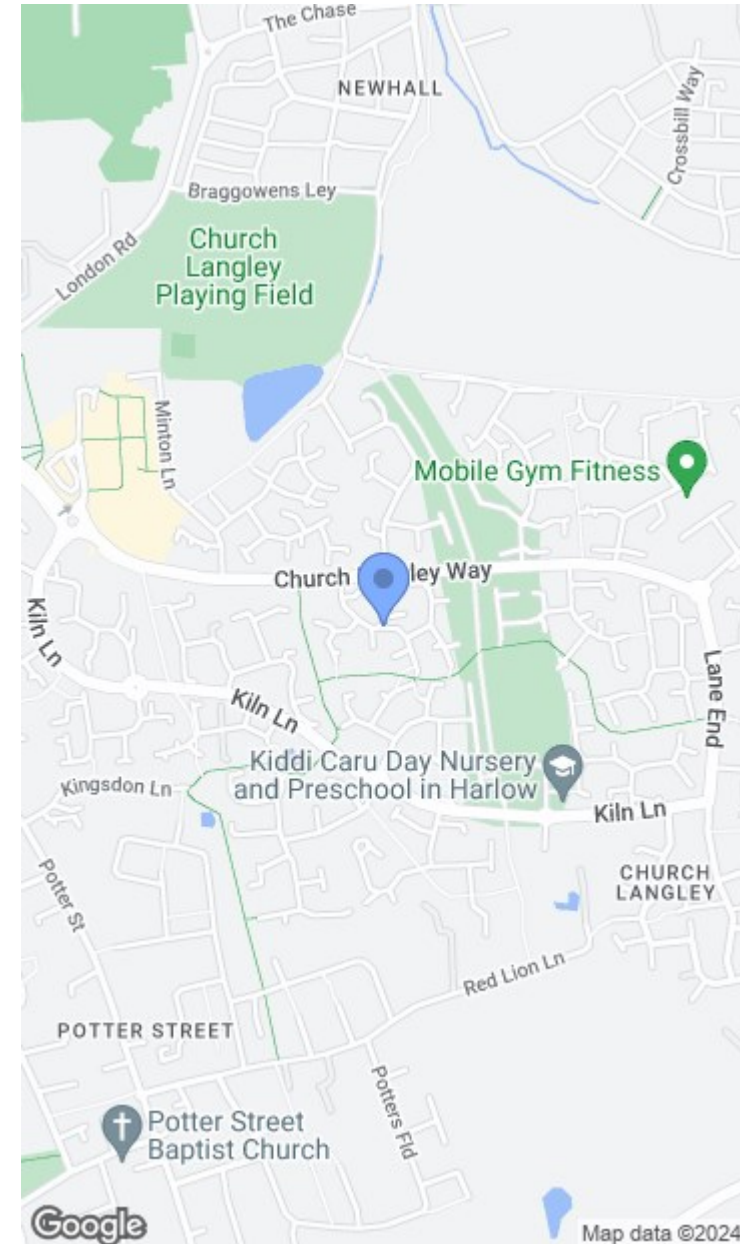
Double glazed windows to the front aspect, laminate flooring, power points, built in cupboard.

**Bedroom Two**  
**12'9 x 8'3 (3.89m x 2.51m)**

Double glazed windows to the rear aspect, built in wardrobes, laminate flooring, power points.

**Family Bathroom**  
**6'4 x 6'4 (1.93m x 1.93m)**

panel enclosed bath with mixer taps, hand wash basin, low level flush WC, fully tiled walls, lino flooring.







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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