



Bentley Drive, CM17 9QY  
Harlow





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# Bentley Drive, CM17 9QY

\*\*\* Guide Price £475,000 - £500,000 \*\*\*

Kings Group are delighted to present this IMPRESSIVE FOUR BEDROOM LINK DETACHED FAMILY HOME, ideally situated on the ever-popular Bentley Drive within the Church Langley Development. Boasting a driveway for two/ three vehicles, this spacious and versatile home is perfect for growing families seeking proximity to excellent local schools, shops, and amenities.

The property welcomes you with an inviting entrance hall that flows into a generously sized lounge, complete with sliding doors opening into a bright conservatory. The modern kitchen/diner is fitted with a range of sleek wall and base units, integrated appliances, and ample space for family dining. The conservatory offers additional living space and opens directly onto the rear garden, ideal for entertaining or relaxing. A cloakroom and a versatile ground-floor office—currently used as a bedroom with built-in cupboards—complete the ground floor layout.

Upstairs, the first floor offers a well-proportioned master bedroom with its own en-suite shower room, along with two additional double bedrooms, one of which features built-in wardrobes. A stylish and modern family bathroom with a three-piece suite serves the remaining bedrooms. The second floor provides a fourth double bedroom with eaves storage and a contemporary en-suite shower room, perfect for guests or older children seeking privacy.

Externally, the rear garden is mainly laid to lawn with a spacious patio area, ideal for outdoor entertaining

## Guide Price £475,000



- **FOUR BEDROOM LINK DETACHED FAMILY HOME**
- **GARAGE CONVERTED INTO KITCHEN**
- **LARGE CONSERVATORY**
- **GROUND FLOOR OFFICE ROOM/BEDROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**

#### Entrance Hall

#### Cloakroom 4'84x4'30 (1.22mx1.22m)

Double glazed windows to side aspect, textured ceiling, tiled walls, heated towel rail, extractor fan, wash basin with mixer tap and vanity unit under, low level flush WC

#### OFFICE ROOM/ BEDROOM 7'24x9'75 (2.13mx2.74m)

Double glazed windows to front aspect, tiled flooring, power points, textured ceiling, single radiator

#### Lounge 12'41x18'22 (3.66mx5.49m)

Double glazed windows to rear aspect, coved ceiling, spotlights, single radiator, tiled flooring, TV aerial point, power points, understairs storage cupboard, doors leading to conservatory

#### Kitchen/Diner 7'83x19'07 (2.13mx5.97m)

Double glazed windows to front aspect, single radiator, laminate flooring, tiled splash backs, base & wall units with roll top work surfaces, gas oven, 5 ring gas hob, hood extractor fan, double drainer unit, space for fridge freezer, intergrated washing machine, intergrated dishwasher, coved ceiling, spotlights, power points

#### Conservatory 21'30x11'51 (6.40mx3.35m)

Double glazed windows to side aspect, spotlights, single radiator, tiled flooring, power points, doors leading to garden

#### Landing (First Floor)

#### Bedroom One 12'41x9'92 (3.66mx2.74m)

Double glazed windows to rear aspect, textured ceiling, single radiator, laminate flooring, power points

#### En-suite 5'51x4'81 (1.52mx1.22m)

Spotlights, tiled walls, heated towel rail, tiled flooring, shower cubicle with thermostatically controlled shower, wash basin with mixer tap and vanity unit under, low level flush WC

#### Bedroom Three 9'46x8'46 (2.74mx2.44m)

Double glazed windows to front aspect, textured ceiling, single radiator, laminate flooring, wardrobes, power points

#### Bedroom Four

- **DRIVEWAY FOR TWO/THREE CARS**
- **EN-SUITE TO THE MASTER BEDROOM AND BEDROOM TWO**
- **CLOAKROOM**
- **WEST FACING REAR GARDEN**
- **CLOSE TO THE M11/M25**

#### Family Bathroom 4'86x6'26 (1.22mx1.83m)

Spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer tap & shower attachment, wash basin with mixer tap and vanity unit under, low level flush WC

#### Bedroom Two (Second Floor)

Double glazed windows to rear aspect, spotlights, single radiator, laminate flooring, eave storage, power points

#### En-suite (Second Floor) 3'87x6'79 (0.91mx1.83m)

Low level flush, spotlights, tiled walls and flooring, extractor fan, wash basin with vanity unit under

#### Garden

West Facing, Mainly laid to lawn with patio area, wooden fences, wooden shed.

#### Schools/Transport Links

Primary schools:

Henry Moore Primary School (0.23 miles) Church Langley Community Primary School (0.35 miles)

Secondary schools:

Passmores Academy (0.69 miles) Mark Hall Academy (1.06 miles)

Trainstations:

Harlow Mill Rail Station (1.81 miles) Harlow Town Rail Station (2.1 miles)

Bus stops:

Coalport Close (0.04 miles) Bentley Drive (0.09 miles) Mallards Rise (0.17 miles)

Motorways:

M11 J7 (1.47 miles) M11 J7A (2.01 miles) M25 J27 (5.85 miles)

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Tenure: Freehold

Parking: Driveway for two/three cars

Garage ( Garage has been converted into a kitchen/diner)





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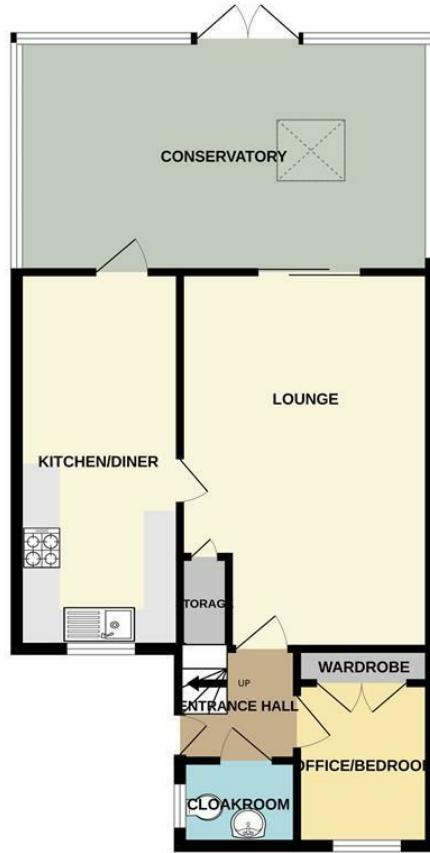
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

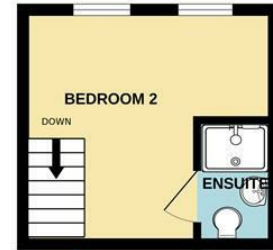
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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