



Elwood, CM17 9QJ  
Harlow





kings  
GROUP

# Elwood, CM17 9QJ

Kings Group are delighted to bring to the market this superb FOUR BEDROOM DETACHED FAMILY HOME in Elwood, set within the highly desirable Church Langley Development. Offered for sale on a CHAIN FREE BASIS, this is a rare opportunity to secure a spacious, well-balanced home in a location that continues to be incredibly popular with families. With a garage and driveway for two to three cars, it already ticks one of the biggest boxes for modern family living before you even step inside.

From the moment you enter, the home feels welcoming and well thought out. A bright entrance hall sets the tone, leading into a generous lounge filled with natural light, while the separate dining room creates a brilliant space for hosting, with doors opening directly onto the garden for that easy indoor-outdoor feel. The kitchen is a real practical hub of the home, offering a wide range of fitted units and a convenient storage cupboard, with a separate utility room and side access adding that everyday convenience families really value, along with a downstairs WC completing the downstairs layout.

Upstairs continues to impress with space in all the right places. The master bedroom is a true retreat, complete with built-in wardrobes and its own en-suite, while the other three further well-proportioned bedrooms give you flexibility whether it's for guests, children or working from home. A family bathroom with a three-piece suite completes the first floor.

Outside, the east facing secluded rear garden offers a private and peaceful escape, mainly laid to lawn with a patio area perfect for relaxing or entertaining in the warmer months, plus useful side access.

Positioned within easy reach of local shops, schools, and everyday amenities, the property also benefits from excellent transport links via the nearby M11 motorway and M25 motorway, providing direct access into London, Stansted Airport, and Cambridge - making it ideal for commuters and families alike.

## Offers In The Region Of £575,000



kings  
GROUP



kings  
GROUP



kings  
GROUP



kings  
GROUP

- CHAIN FREE
- GARAGE
- DOWNSTAIRS TOILET
- EN-SUITE TO THE MASTER BEDROOM
- DINING ROOM

### Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and Driveway for two/three cars

### Entrance Hall

Carpeted flooring, double radiator, power points.

### Lounge 11'14 x 15'07 (3.35m x 4.75m)

Double glazed window to the front aspect, coved and textured ceiling, carpeted flooring, fireplace, single radiator, TV aerial point, power points.

### Dining Room 10'00 x 9'92 (3.05m x 2.74m)

Double glazed sliding door to the rear aspect, coved and textured ceiling, carpeted flooring, single radiator, power points.

### Kitchen 13'82 x 9'77 (3.96m x 2.74m)

Double glazed windows to the rear and side aspect, single radiator, tiled flooring, a range of wall and base units with roll top worksurfaces, space for cooker, plumbing for washing machine, space for fridge freezer, double drainer unit, textured ceiling, Storage cupboard, power points.

### Utility Room 5'53 x 4'78 (1.52m x 1.22m)

Door to side aspect, a range of wall units with roll top work surface, drainer unit, boiler, power points

### Downstairs Cloakroom 5'61 x 3'01 (1.52m x 0.94m)

Double glazed window to the side aspect, single radiator, wash basin with separate taps, low level W.C

- FOUR BEDROOM DETACHED FAMILY HOME
- DRIVEWAY FOR TWO/THREE CARS
- UTILITY ROOM
- EAST FACING SECLUDED REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

### Bedroom One 11'21 x 13'25 (3.35m x 3.96m)

Double glazed window to the front aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

### En-suite

Double glazed window to the side aspect, textured ceiling, tiled splash backs, single radiator, shower cubicle with thermostatic controls, wash basin with separate taps, extractor fan, low level W.C, shaver point.

### Bedroom Two 8'89 x 13'32 (2.44m x 3.96m)

Double glazed window to the front aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

### Bedroom Three 9'68 x 9'16 (2.74m x 2.74m)

Double glazed window to the rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

### Bedroom Four 7'89 x 9'58 (2.13m x 2.74m)

Double glazed window to the rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

### Family Bathroom 6'14 x 5;64 (1.83m x 1.52m;19.51m)

Double glazed window to the rear aspect, textured ceiling, part tiled walls, double radiator, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash basin with separate taps, low level W.C, shaver point.

### Rear Garden

East facing, secluded, mainly laid to lawn with patio area, wooden fence, wooden fence panels, side access.



kings  
GROUP

kings  
GROUP

kings  
GROUP





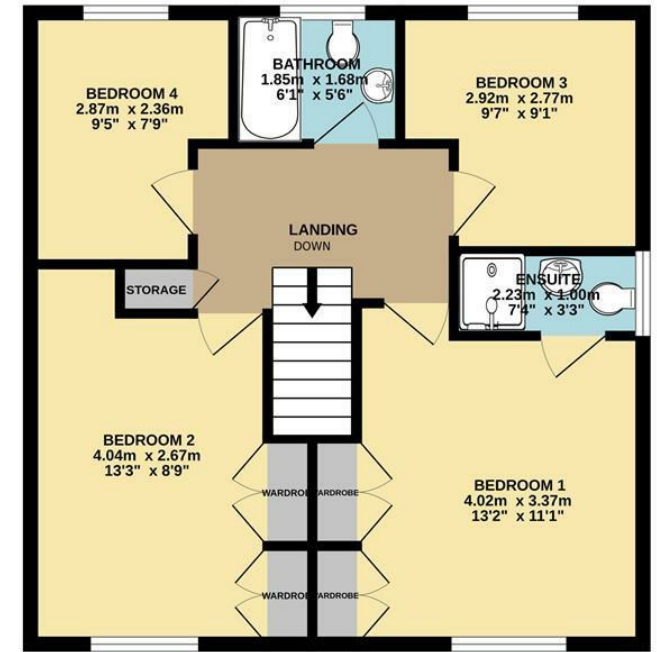
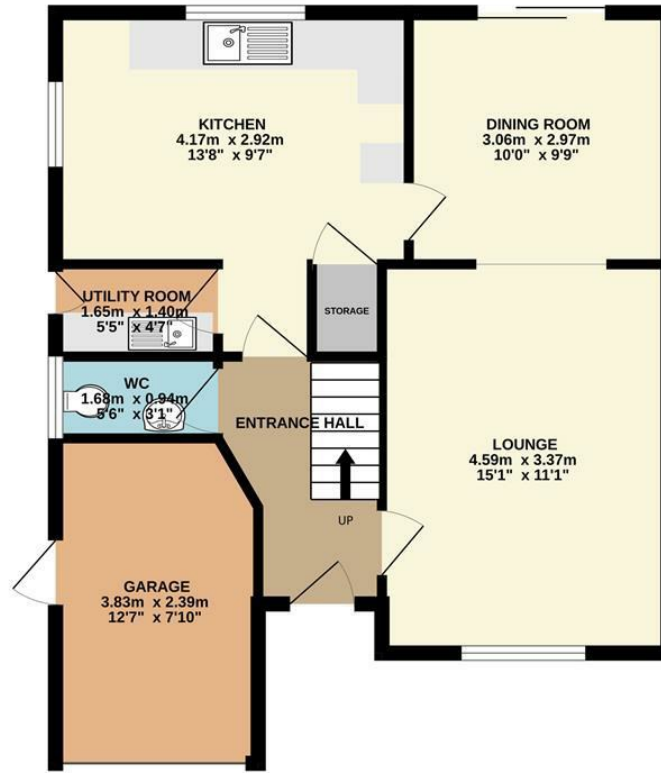
kings  
GROUP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

GROUND FLOOR  
56.9 sq.m. (612 sq.ft.) approx.

1ST FLOOR  
53.8 sq.m. (579 sq.ft.) approx.



TOTAL FLOOR AREA : 110.7 sq.m. (1192 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.  
Made with Metropix ©2026

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

