



Ridgeways, CM17 9HF
Harlow





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GUIDE PRICE £400,000 - £425,000

Kings Group are delighted to present this exciting opportunity to acquire a THREE BEDROOM LINK DETACHED FAMILY HOME, ideally positioned within the ever-popular Ridgeways in the sought-after Church Langley development. Offered to the market on a chain-free basis and in need of modernisation, this property is perfect for buyers looking to put their own stamp on a home in a fantastic location. A generous driveway providing parking for three vehicles adds immediate practicality and kerb appeal.

The inviting entrance hall leads through to a spacious family lounge with useful understairs storage, which flows seamlessly into the dining room. From here, doors open into a bright conservatory with further access out to the rear garden, creating an ideal layout for both everyday family living and entertaining. The kitchen offers a range of wall and base units alongside a separate utility area with a door leading outside. The former garage has also been converted into a versatile additional reception room, ideal as a home office, playroom, or an additional bedroom.

Upstairs, the property features a well-proportioned master bedroom complete with built-in wardrobes and an ensuite shower room. The second bedroom also benefits from built-in storage, while a third single bedroom and a family bathroom with a three-piece suite complete the first-floor accommodation, offering a practical and family-friendly layout.

The secluded west-facing rear garden is mainly laid to patio with artificial grass and includes convenient side access, providing a low-maintenance outdoor space to enjoy all year round.

With excellent potential to extend subject to planning permission, and located close to local shops, schools, and amenities, as well as superb transport links via the M11 and M25 offering direct routes to London, Stansted, and Cambridge, this home presents a superb opportunity in a prime residential setting.

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- CHAIN FREE
- IN NEED OF SOME MODERNISATION
- DRIVEWAY FOR THREE CARS
- EN-SUITE TO THE MASTER BEDROOM
- CLOSE TO M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED AND CAMBRIDGE

Property Information

Build: Standard Construction

Tenure: Freehold

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

Parking: Driveway for three cars

Entrance Hall

Carpeted flooring, power points.

Downstairs Cloakroom 3'10 x 5'43 (1.17m x 1.52m)

Double glazed window to the front aspect, textured ceiling, tiled splash backs, single radiator, laminate flooring, wash basin with separate taps, low level W.C.

Lounge 13'18 x 14'45 (3.96m x 4.27m)

Double glazed window to the front aspect, coved and textured ceiling, single radiator, laminate flooring, power points, understairs storage cupboard

Dining Room 8'57 x 10'10 (2.44m x 3.30m)

Doors leading to conservatory, coved and textured ceiling, single radiator, laminate flooring, power points.

Kitchen 16'56 x 10'08 (4.88m x 3.25m)

Double glazed windows to the rear aspect, single radiator, vinyl flooring, a range of wall and base units with flat top worksurfaces, drainer units integrated gas hob and electric oven, space for fridge freezer, plumbing for washing machine, textured ceiling, power points, door leading to garden

Utility Area:

A range of wall and base units with flat top worksurface, drainer unit.

Conservatory 15'70 x 10'08 (4.57m x 3.25m)

Double glazed windows to the rear and side, single radiator, laminate flooring, power points, French doors leading to garden.

- THREE BEDROOM LINK DETACHED FAMILY HOME
- CONVERTED GARAGE (CAN BE USED AS A VERSATILE RECEPTION ROOM OR BEDROOM)
- DOWNSTAIRS CLOAKROOM
- SECLUDED WEST FACING REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Bedroom One 9'31 x 10'33 (2.74m x 3.05m)

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

En-suite 9'89 x 4'11 (2.74m x 1.50m)

Textured ceiling, part tiled walls, single radiator, Lino flooring, part tiled walls, extractor fan, shower cubicle with thermostatic controls, wash basin with separate taps, low level W.C, shaver point.

Bedroom Two 9'96 x 9'94 (2.74m x 2.74m)

Double glazed window to the rear aspect, coved and textured ceiling, single radiator, carpeted flooring, built in wardrobe, power points.

Bedroom Three

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

Family Bathroom 6'40 x 5'56 (1.83m x 1.52m)

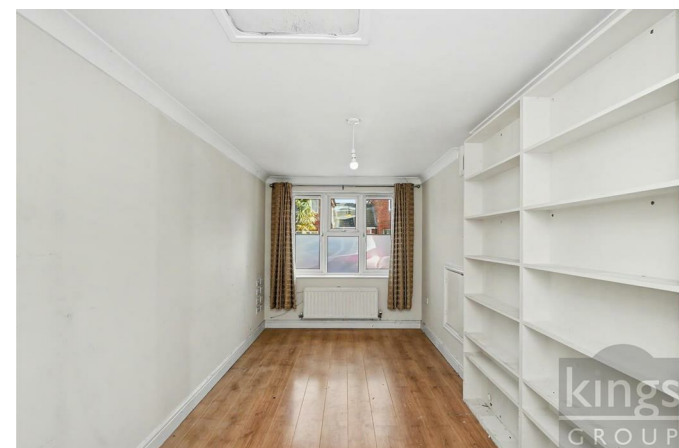
Double glazed window to the front aspect, textured ceiling, part tiled walls single radiator, vinyl flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with separate taps, low level W.C, shaver point.

Rear Garden

West facing, mainly laid to patio with artificial grass, water tap, side access.

Garage (Converted) 7'74 x 16'26 (2.13m x 4.88m)

Double glazed window to the front aspect, double radiator, laminate flooring, power points.





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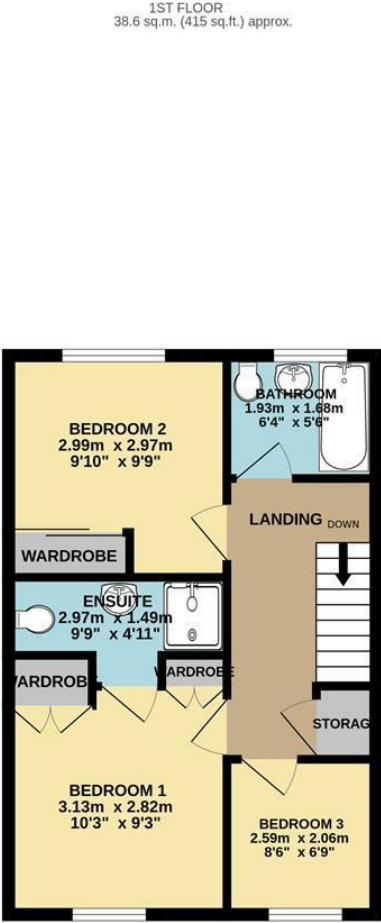
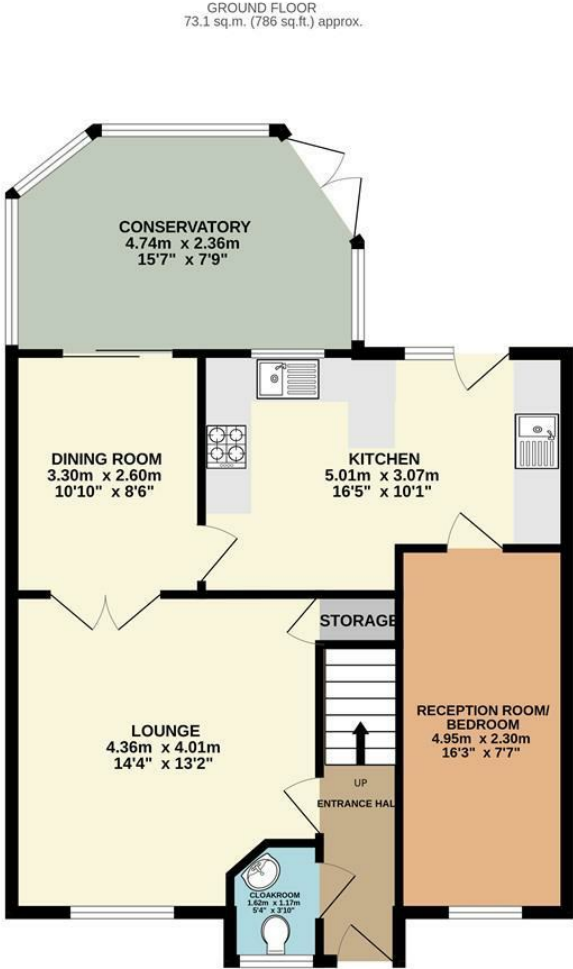


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

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



TOTAL FLOOR AREA : 111.6 sq.m. (1202 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.
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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.

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