



Hadley Grange | Church Langley | Harlow | CM17 9PH

Asking Price £315,000



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A TWO DOUBLE BEDROOM MID TERRACED HOUSE WITH GARAGE on the popular Church Langley development. The ground floor comprises of a spacious lounge and fitted kitchen. Upstairs benefits from two double bedrooms and a family bathroom suite. The rear garden is mostly laid to lawn with patio area. The property is vacant and available with no onward chain. Online virtual tour available.

- Two Double Bedrooms
- Staggered Mid Terraced
- Garage En-Bloc
- Popular Location
- Council Tax Band: C
- EPC Rating: D

Front

Combination of shingle and artificial lawn. Composite front door to entrance hall. Access into garage via up and over door with parking space in front.

Entrance Hall

9'2" x 5'7" (2.79m x 1.70m)

Stairs to first floor, internal doors to kitchen, lounge and storage cupboard. Radiator to wall.

Living Room

14'1" x 13'5" (4.29m x 4.09m)

Internal door to entrance hall, double glazed patio door to garden, two radiator to walls.





Kitchen

9'2" x 7'5" (2.79m x 2.26m)

UPVC double glazed window to front, range of wall and base units with laminate worktops and stainless steel sink and drainer. Integrated oven and hob, space for fridge freezer and washing machine. Gas boiler to wall. Internal door to hallway,

Landing

6'3" x 6'1" (1.91m x 1.85m)

Internal doors to bedrooms and bathroom, stairs to ground floor. Loft hatch above (not inspected).

Bedroom One

8'9" x 11'4" (2.67m x 3.45m)

Two UPVC double glazed windows to front, built in double wardrobe and cupboard housing hot water cylinder. Internal door to landing.

Bedroom Two

7'11" x 13'5" (2.41m x 4.09m)

UPVC double glazed window to rear, radiator to wall, built in double wardrobes. Internal door to landing,

Bathroom

5'6" x 7'0" (1.68m x 2.13m)

White bathroom suite with thermostatic shower over bath, radiator to wall. Internal door to landing.

Garden

50' approx (15.24m approx)

West-facing rear garden mostly laid to lawn with patio/decking and storage shed.

Garage

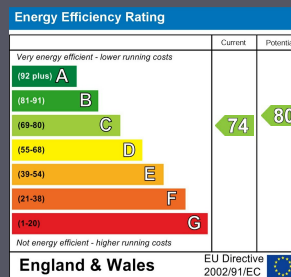
Single garage en-bloc with up and over door to front.

Local Area

Hadley Grange is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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