



Denby Grange | Church Langley | Harlow | CM17 9PZ

Asking Price £575,000



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AN IMMACULATE FOUR BEDROOM DETACHED HOUSE with large driveway and garage. The ground floor comprises of a spacious entrance hall, impressive open plan kitchen and dining space with luxury fitted kitchen boasting integral appliances and breakfast bar, bright and airy lounge, utility room and cloakroom. Further features include bi-folding doors to rear garden and access to garage via utility room. The first floor offers two double bedroom with the master benefitting from brand new en-suite bathroom and fitted wardrobes, a single bedroom and family bathroom suite. The second floor boasts a useful landing space currently used as an office and a further double bedroom with built in wardrobes. The private rear garden has been recently re-landscaped and benefits from artificial grass, patio, a play area and pergola which is perfect for entertaining. This property has been renovated to a very high standard by the current vendors and viewings are highly recommended.

#### Front

Large driveway for three cars and single garage.

#### Entrance Hall

Composite front door, radiator to wall and internal door to cloakroom. Stairs to first floor.

#### Cloakroom

White toilet and sink, UPVC double glazed window and radiator to wall.





### Kitchen/Dining

18'11 x 14'00 (5.77m x 4.27m)

An impressive recently fitted kitchen and island with a range of wall and base units offering integral double oven, microwave, induction, fridge freezer, dishwasher and breakfast bar with ample seating. Open plan to dining room with UPVC double glazed bi-folding doors to Garden, radiator to wall and access to Lounge. Storage cupboard and access to side Garden.

### Lounge

15'01 x 11'08 (4.60m x 3.56m)

Bright and airy lounge with UPVC double glazed window to front, radiator to wall and internal door back to Entrance Hall.

### Utility Room

8'03 x 4'05 (2.51m x 1.35m)

Ample storage, plumbing for washing machine and tumble dryer. Internal door to Garden and into Garage.

### Garage

8'08 x 11'03 (2.64m x 3.43m)

Single Garage with up and over door, lighting and power.

### Landing

UPVC double glazed window, airing cupboard, internal doors to bedrooms and family bathroom. Stairs to second floor.

### Bedroom One

14'08 x 9'06 (4.47m x 2.90m)

Double bedroom with UPVC double glazed window, radiator to wall and built in wardrobes. Access into luxury fitted en-suite bathroom.

### En-Suite

Luxury fitted en-suite bathroom with freestanding bath, white toilet, his and hers sink, heated towel rail and UPVC double glazed window. The En-Suite also benefits from under floor heating.

### Bedroom Three

11'06 x 9'00 (3.51m x 2.74m)

Double bedroom with UPVC double glazed window and radiator to wall.

### Bedroom Four

9'02 x 8'08 (2.79m x 2.64m)

Generously sized single bedroom with UPVC double glazed window and radiator to wall.



## Bathroom

7'02 x 6'09 (2.18m x 2.06m)

Luxury fitted family bathroom suite with shower over bath, white toilet and sink. Extractor fan, heated towel rail and UPVC double glazed window.

## Second Landing

UPVC double glazed window and Velux window. Radiator to wall and ample storage/office space. Internal door to Bedroom Two.

## Bedroom Two

12'11 x 12'10 (3.94m x 3.91m)

Double bedroom with UPVC double glazed window, radiator to wall and built in wardrobes.

## Garden

Private rear Garden with artificial grass, patio and ample entertaining space under Pergola. Well established plants in planters, play area and access to front.

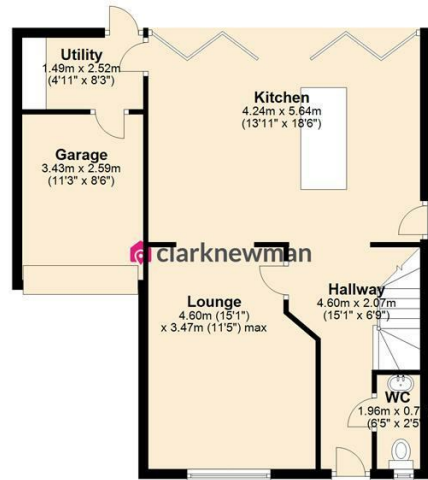
## Local Area

Denby Grange is located in the sought after Church Langley area and is situated close to local amenities and schooling.





**Ground Floor**  
Approx. 63.5 sq. metres (683.4 sq. feet)



**First Floor**  
Approx. 54.1 sq. metres (582.6 sq. feet)



**Second Floor**  
Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 145.8 sq. metres (1569.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using Floorplan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(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	

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