



Westbury Rise | Church Langley | Harlow | CM17 9NS

Asking Price £415,000



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GUIDE PRICE OF £415,000 - £420,000. A WELL EXTENDED THREE BEDROOM END TERRACE HOUSE with parking and garage. This property offers spacious living throughout with a large ground and first floor extension. The ground floor comprises of a spacious entrance hall, large lounge with ample dining space, a modern fitted kitchen with a range of wall and base units and a cloakroom. The first floor offers two generously sized double bedrooms with the mater benefitting from walk in wardrobe area, a single bedroom and a luxury fitted bathroom suite. The private rear garden offers patio, lawn and access into the garage. Viewings highly recommended.

- Three Bedrooms
- Parking & Garage
- Council Tax Band: D
- End Terrace House
- Ground & First Floor Extension
- EPC Register: TBC

#### Entrance Hall

UPVC double glazed front door and window. Radiator to wall, internal door to cloakroom and lounge. Stairs to first floor.





### Lounge

22'06 x 15'11 (narrowing to 12'09) (6.86m x 4.85m (narrowing to 3.89m))

Large lounge with UPVC double glazed window to front and side, ample dining space, radiator to wall and storage cupboard. Internal door to kitchen.

### Kitchen

9'05 x 15'11 (2.87m x 4.85m)

Modern fitted kitchen with a range of wall and base units offering integral washing machine and dish washer with space for range cooker and fridge freezer. Further benefits include breakfast bar with seating, underfloor heating and two UPVC double glazed windows and door to rear garden.

### Cloakroom

4'03 x 3'02 (1.30m x 0.97m)

White toilet and sink. Chrome heated towel rail and UPVC double glazed window.



### Landing

Spacious landing with UPVC double glazed window and radiator to wall. Internal doors to bedrooms and family bathroom. Airing cupboard.

### Bedroom One

9'05 x 15'11 (2.87m x 4.85m)

Large double bedroom with two UPVC double glazed windows and radiator to wall. Access to dressing area.

### Dressing Area

12'05 x 9'03 (narrowing to 6'03) (3.78m x 2.82m (narrowing to 1.91m))

Fitted floor to ceiling wardrobes, open plan to bedroom one.



### Bedroom Two

10'02 x 9'03 (3.10m x 2.82m)

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

### Bedroom Three

8'09 x 7'00 (2.67m x 2.13m)

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

### Bathroom

6'04 x 9'04 (1.93m x 2.84m)

Luxury fitted family bathroom suite featuring freestanding bath with shower attachment, large walk in shower cubicle, white toilet and vanity sink. UPVC double glazed window, chrome heated towel rail and extractor fan.

### Garden

Private West-facing with patio, lawn and large conifers. Access into Garage and side gate to front.

### Garage/Store Room

16'05 x 7'04 (5.00m x 2.24m)

Single garage currently partitioned to make a useful outbuilding with power and lighting.

### Local Area

Westbury Rise is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities.





### Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



### First Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



### Garage

Approx. 11.2 sq. metres (120.9 sq. feet)



Total area: approx. 112.9 sq. metres (1215.0 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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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