



Abbeydale Close | Church Langley | Harlow | CM17 9QB

Asking Price £395,000

 clarknewman

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A WELL PRESENTED THREE BEDROOM END TERRACE HOUSE with driveway and garage. The ground floor comprises of a spacious entrance hall, large lounge with a separate dining room, modern fitted kitchen and cloakroom. Upstairs benefits from two generously sized double bedrooms, a third bedroom and a family bathroom suite. The private garden is mostly laid to lawn with patio and a large summer house. This property has been well kept throughout by the current vendors and requires little/no work. Other features include gas heating via radiators and UPVC double glazed windows throughout. Viewings recommended.

- Three Bedrooms
- Semi Detached House
- Well Presented
- Driveway & Garage
- Council Tax Band: D
- EPC Rating: D

#### Entrance Hall

UPVC front door and window, internal door to lounge and cloakroom. Stairs to first floor.

#### Cloakroom

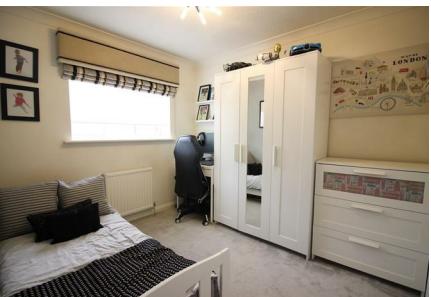
White toilet, white vanity sink and radiator to wall. UPVC double glazed window.

#### Lounge

11'2" x 15'8" (3.4 x 4.78)

UPVC double glazed window, storage cupboard and radiator to wall. Open Plan living to Dining Room.





## Dining Room

9'3" x 6'11" (2.82 x 2.11)

UPVC double glazed patio doors to garden and radiator to wall.

Internal door to Kitchen

## Kitchen

9'2" x 7'1" (2.79 x 2.16)

Modern fitted kitchen with a range of wall and base units. Integrated oven and hob, plumbing for dish washer and space for fridge freezer. Boiler to wall and UPVC double glazed window.

## Landing

UPVC double glazed window, doors to bedrooms and family bathroom. Airing cupboard and loft hatch.

## Bedroom One

8'2" x 11'0" (2.49 x 3.35)

Large double bedroom with UPVC double glazed windows and radiator to wall. Built in wardrobes.

## Bedroom Two

9'6" x 8'1" (2.9 x 2.46)

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

## Bedroom Three

6'2" x 8'5" (1.88 x 2.57)

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

## Garden

Private garden, mostly laid to lawn with patio. Large summer house, wooden shed with lighting. Access to garage.

## Garage

Single garage with up and over door and lighting. Plumbing for washing machine and tumble dryer.

## Local Area

Abbeydale Close is located in a cul-de-sac location in the sought after Church Langley area. The property is a short walk from local amenities, schooling and Harlow Common.



**Ground Floor**  
Approx. 47.8 sq. metres (514.1 sq. feet)

**Garage**  
5.21m x 2.59m  
(17'1" x 8'6")

**Kitchen**  
2.62m x 2.18m  
(8'7" x 7'2")

**Dining Room**  
2.62m x 2.11m  
(8'7" x 6'11")

**Lounge**  
4.78m (15'8") max x 3.39m (11'2")

**First Floor**  
Approx. 33.4 sq. metres (359.1 sq. feet)

**Bathroom**  
1.87m x 1.91m  
(6'2" x 6'3")

**Bedroom 2**  
2.92m x 2.46m  
(9'7" x 8'1")

**Bedroom 1**  
2.00m x 2.51m  
(6'7" x 8'3")

**Bedroom 3**  
2.54m x 1.91m  
(8'4" x 6'3")

**Landing**

**Total area: approx. 81.1 sq. metres (873.2 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 PlanUp.

Energy Efficiency Rating	
	Current
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 <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(B1-B1) A	
(B1-B1) B	
(B9-B9) C	
(B5-B9) D	
(D9-D4) E	
(D1-D8) F	
(I-12) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk