



Ashworth Place | Church Langley | Harlow | CM17 9PU

Offers In Excess Of £600,000

 clarknewman

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A LARGE FOUR DOUBLE BEDROOM DETACHED HOUSE BUILT BY DAVID WILSON with double garage and driveway. The ground floor comprises of a spacious entrance hall, large lounge, separate dining room, modern fitted kitchen with a range of wall and base units, utility area, bright conservatory with direct access onto the rear garden, cloakroom room and access into double garage. The first floor boasts four good sized double bedrooms with the master benefitting from fitted wardrobes and en-suite shower room and a family bathroom suite. The private rear garden offers ample seating areas with lawn and patio. Ashworth Place is a sought after turning located in Church Langley and is situated close to local amenities and schooling. Viewings highly advised.

- Four Bedrooms
- Detached House
- Double Driveway & Garage
- Well Presented
- Council Tax Band: F
- EPC Rating: TBC

Front

Double garage and large driveway for several cars.

Entrance Hall

UPVC front door and window, radiator to wall, large storage cupboard and internal door to double garage.

Dining Room

8'7" x 13'5" (2.62 x 4.09)

Bright and airy dining room with UPVC double glazed window to front and radiator to wall.





Lounge

15'9" x 12'9" (4.8 x 3.89)

Large lounge with fireplace surround, UPVC double glazed window to rear, radiator to wall and open plan living to conservatory.

Kitchen

15'1" x 8'8" (4.6 x 2.64)

A modern fitted kitchen with a range of wall and base units offering integrated double oven and hob with extractor above, dishwasher and large sink and drainer. Breakfast bar, UPVC double glazed window to rear, radiator to wall and internal door to Utility room. Open plan living to Conservatory.

Conservatory

12'10" x 14'10" (3.91 x 4.52)

Quarter brick conservatory with plastered ceiling. Radiator to wall and UPVC doors leading to rear garden.

Cloakroom

White toilet and sink. Radiator to wall and extractor fan.

Landing

Spacious landing with internal doors to double bedrooms and family bathroom. Loft hatch.

Bedroom One

13'5" x 13'2" (4.09 x 4.01)

Large double bedroom with fitted wardrobes, UPVC double glazed window and radiator to wall. Internal door to en-suite shower room.

En-Suite

6'3" x 9'0" (1.91 x 2.74)

En-Suite shower room featuring bath with shower attachment, vanity sink and toilet. Chrome heated towel rail, extractor fan and UPVC double glazed window.





Bedroom Two

7'6" x 15'5" (2.29 x 4.7)

Double bedroom with built in wardrobes, dual aspect UPVC double glazed windows and radiator to wall.

Bedroom Three

12'2" x 9'0" (3.71 x 2.74)

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

Bedroom Four

11'6" x 9'11" (3.51 x 3.02)

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

Bathroom

6'11" x 8'7" (2.11 x 2.62)

Wet room featuring large shower with thermostatic control, white toilet and vanity sink. Ample storage, extractor fan and chrome heated towel rail. UPVC double glazed window.

Garden

Private west facing garden with patio and lawn. Wooden shed and access to front.

Double Garage

16'5" x 16'0" (5 x 4.88)

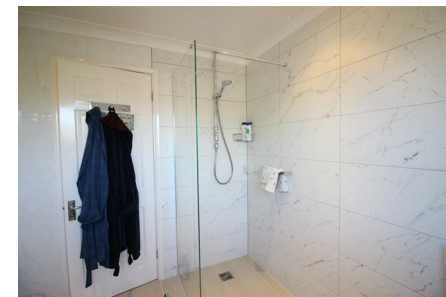
Double garage with electric up and over door. Lighting and power.

Local Area

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

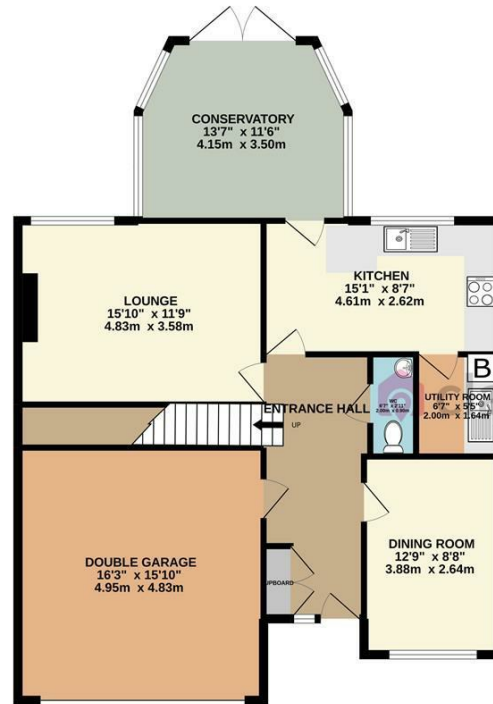
Agents Notes

Please note that we are awaiting the grant of probate before completion can take place.

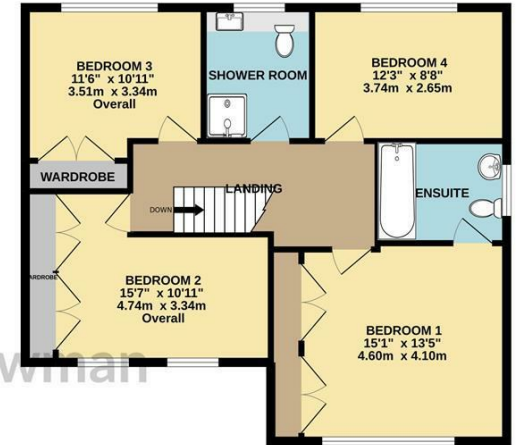




GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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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