



Wedgewood Drive | Church Langley | Harlow | CM17 9PY

Asking Price £530,000



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AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME benefitting from driveway for several cars/garage and large rear garden. The ground floor comprises of a spacious entrance porch, bright and airy lounge with open plan living through to the dining area which benefits from direct access to the rear garden and kitchen. The kitchen offers a range of wall and base units as well as integrated appliances and internal door leading to cloakroom and garage. The first floor offers four generously sized bedrooms with the master bedroom boasting fitted wardrobes and en-suite shower room. The family bathroom suite is fully tiled and offers white bath, toilet and vanity sink. The impressive West facing rear garden offers ample entertaining space with patio, decking with brick built outdoor kitchen, large lawn and summer house. Viewings highly recommended.

- Four Bedrooms
- Detached Family Home
- Parking for Several Cars
- Impressive West Facing Rear Garden
- Council Tax Band: E
- EPC Rating: TBC

Front  
Private driveway for three/four cars. Single garage with up and over door.





#### Entrance Porch

Composite front door, radiator to wall and internal door to lounge.

#### Lounge

Well presented lounge with large UPVC double glazed window providing ample natural light, feature fireplace and surround and radiator to wall. Stairs to first floor and open plan living to dining room.

#### Dining Room

Bright and airy dining room with ample entertaining space offering direct access to garden via UPVC double glazed doors, radiator to wall and internal door to kitchen.

#### Kitchen

Fitted kitchen with a range of wall and base units offering integrated oven, hob and extractor fan above, dishwasher and sink and drainer. Further benefits include large UPVC double glazed window overlooking the rear garden, storage cupboard and internal door to garage and cloakroom. Door leading to side access to Garden.

#### Cloakroom

Freshly decorated cloakroom with white tiles, toilet and sink. UPVC double glazed window and radiator to wall.

#### Garage

Single garage with lighting and power. Up and over door to front.

#### Landing

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



### Bedroom One

Large double bedroom with fitted wardrobes, UPVC double glazed window to front and internal door to en-suite.

### En-Suite

Fully tiled en-suite benefitting from large shower with thermostatic control, white sink and toilet. Chrome heated towel rail and UPVC double glazed window.

### Bedroom Two

Double bedroom with UPVC double glazed window to front and radiator to wall. Ample space for wardrobes.

### Bedroom Three

Double bedroom with floor to ceiling fitted wardrobes, UPVC double glazed window to rear and radiator to wall.

### Bedroom Four

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

### Bathroom

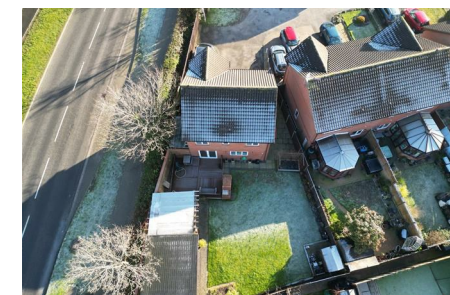
Fully tiled family bathroom suite with white bath, white vanity sink and toilet. Chrome heated towel rail, extractor fan and UPVC double glazed window to rear.

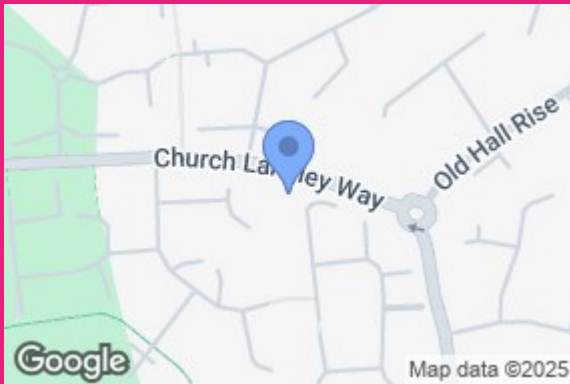
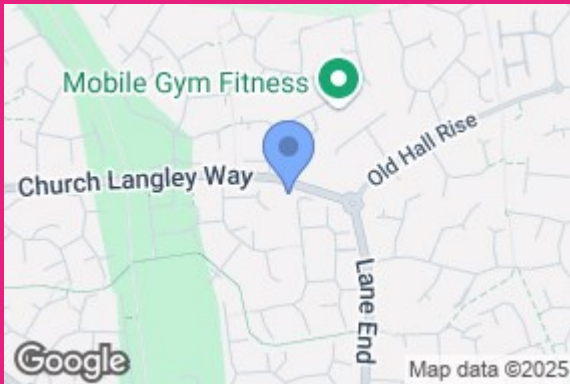
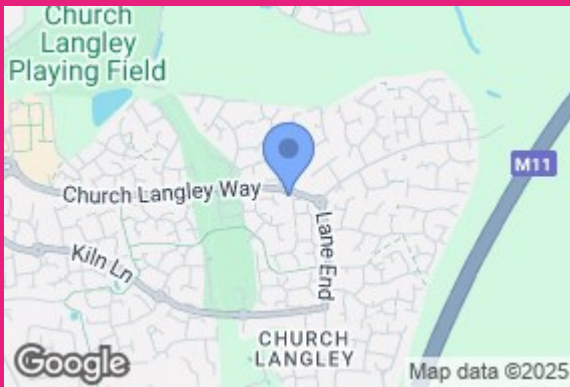
### Garden

Impressive Westerly facing rear garden offering ample entertaining space with patio, decking with brick built outdoor kitchen, pergola, summer house and large lawn. Side access to front.

### Local Area

Wedgewood Drive is located in the private cul-de-sac location in the ever popular Church Langley development and is a short walk away from local schooling and amenities.





Energy Efficiency Rating		Current	Potential
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	

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