



Doulton Close | Church Langley | Harlow | CM17 9RH

Asking Price £350,000

 clarknewman

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SOLD PRIOR TO MARKETING: A THREE BEDROOM MID-TERRACE HOUSE with parking for two cars. The ground floor offers a spacious fitted kitchen, a comfortable lounge and a convenient cloakroom. Upstairs, the property features three well-proportioned bedrooms, a modern family bathroom and an en-suite shower room to the principal bedroom. Outside, the rear garden is predominantly laid to lawn with a patio seating area and a timber shed. Further benefits include UPVC double glazed windows and gas central heating via radiators.

- Three Bedrooms
- Allocated Parking
- Council Tax Band: D
- Mid Terrace House
- Ground Floor WC
- EPC Rating:

Local Area

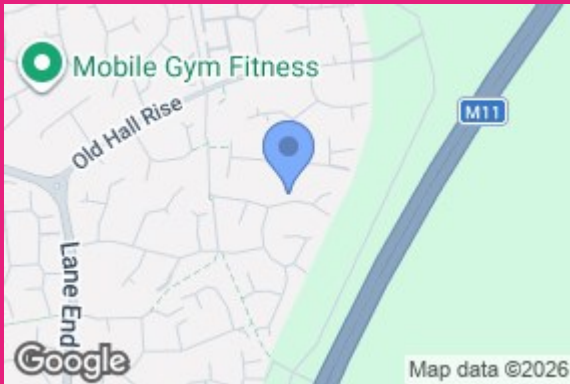
Doulton Close is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line. There is also a new David Lloyd leisure centre within approximately one mile.

HMRC AML

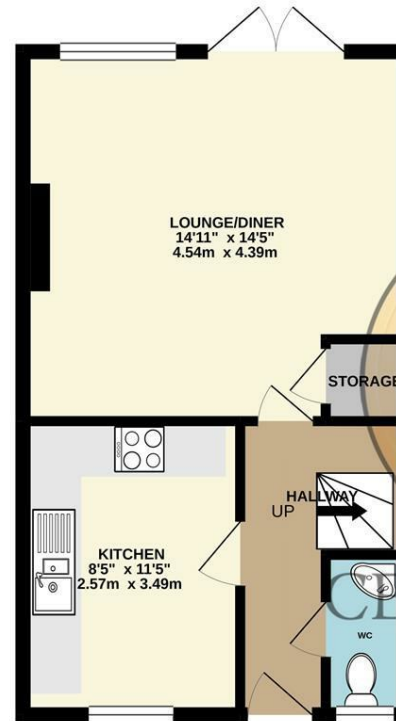


By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

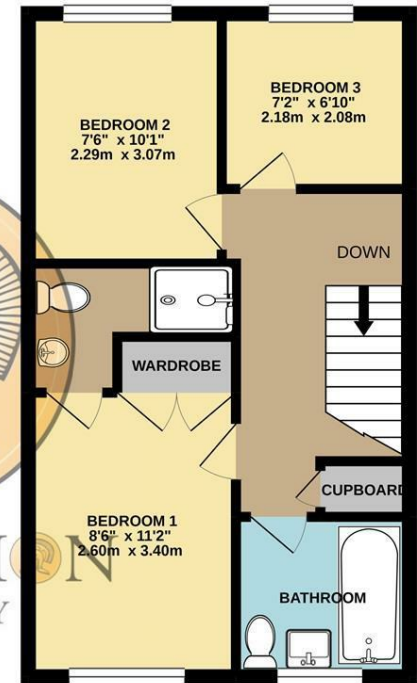




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

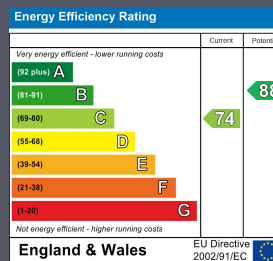


1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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