



Albert Gardens | Church Langley | Harlow | CM17 9QF

Offers Over £400,000



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A VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE benefitting from private driveway and garage. The ground floor benefits from a large entrance hall, bright and airy lounge with UPVC double glazed bay window to front, modern fitted kitchen with a range of wall and base units and ample space for dining. Further features include ground floor cloakroom and useful storage. The first floor benefits from a large double bedroom, two generously sized single bedrooms and a fully tiled family bathroom suite. The garden has recently been re-landscaped and offers lawn and patio with access to front. Viewings highly advised.

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

#### Front

Parking for two cars to front, single garage with up and over door. Side gate to rear garden.

#### Entrance Hall

3'8" x 3'8" (1.12m x 1.12m)

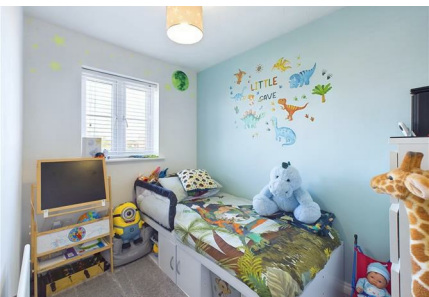
Spacious entrance hall, UPVC double glazed front door and radiator to wall. Internal doors to lounge and cloakroom.

#### WC

5'8" x 3'8" (1.73m x 1.12m)

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





### Lounge

14'11" x 13'1" (4.55m x 3.99m)

Bright and airy lounge with UPVC double glazed bay window to front, two radiators to wall and internal door to Kitchen. Stairs to first floor.

### Kitchen/Diner

9'6" x 13'1" (2.90m x 3.99m)

Modern fitted kitchen with a range of wall and base units offering integrated oven, hob with extractor fan above and dishwasher. Space for fridge freezer and plumbing for washing machine. UPVC double glazed window and French doors to garden. Open plan to dining room and useful storage cupboard.

### Landing

9'6" x 3'1" (2.90m x 0.94m)

Large landing with internal doors to bedrooms and family bathroom suite. Airing cupboard and loft hatch.

### Bedroom One

8'8" x 13'3" (2.64m x 4.04m)

Large double bedroom with UPVC double glazed window to front, radiator to wall and ample space for wardrobes.

### Bedroom Two

9'1" x 6'3" (2.77m x 1.91m)

Generously sized single bedroom with UPVC double glazed window to rear, radiator to wall and ample space for wardrobes.

### Bedroom Three

5'11" x 6'8" (1.80m x 2.03m)

Generously sized single bedroom with UPVC double glazed window to rear, radiator to wall and ample space for wardrobes.

### Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Fully tiled family bathroom suite featuring bath with shower, white sink and toilet. UPVC double glazed window and chrome heated towel rail.

### Garden

Private rear Garden (approx 40ft) benefitting from lawn and patio to front. Access to garage and front.

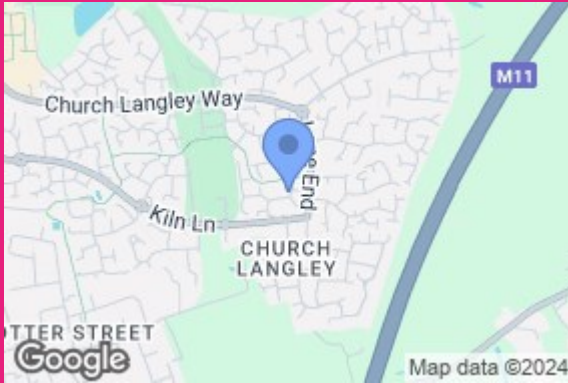
### Garage

17'00" x 8'8" (5.18m x 2.64m)

Single garage with up and over door.

### Local Area

Albert Gadens 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		86
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
<small>England &amp; Wales</small>	<small>EU Directive 2002/91/EC</small>	<small>England &amp; Wales</small>	<small>EU Directive 2002/91/EC</small>

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