



Elwood | Church Langley | Harlow | CM17 9QL

Offers In Excess Of £500,000



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A LARGE THREE BEDROOM DETACHED HOUSE with driveway and garage. The ground floor comprises of a spacious entrance hall, bright and airy lounge with open plan living to dining area with direct access to rear garden, fitted kitchen with a range of wall and base units, utility area and cloakroom. The first floor boasts two double bedrooms with fitted wardrobes, master benefiting from en-suite shower room, a single bedroom and family bathroom suite. The private rear garden offers patio, lawn and a variety of well established plants and shrubs. Viewings recommended.

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

Front

Large driveway and garage.

Entrance Hall

UPVC double glazed front door, spacious entrance hall, radiator to wall and stairs to first floor. Internal doors to cloakroom, storage cupboard, lounge and kitchen.





Lounge

13'08 x 11'03 (4.17m x 3.43m)

Bright and airy lounge with double glazed bay window to front, feature fireplace with surround, radiator to wall and open plan to dining room.

Dining Room

10'06 x 8'09 (3.20m x 2.67m)

Large dining room with UPVC double glazed doors to rear garden, radiator to wall and internal door to kitchen.

Kitchen

11'05 x 12'06 (3.48m x 3.81m)

Fitted kitchen with a range of wall and base units offering integral oven, hob with extractor fan above, plumbing for dishwasher and space for under counter fridge and freezer. Double glazed window to rear, radiator to wall and internal door to utility room.



Utility Room

8'07 x 4'11 (2.62m x 1.50m)

Ample worktop space and storage, plumbing for washing machine, space for fridge freezer and sink and drainer. UPVC double glazed door to garden and internal door to garage.



Cloakroom

Toilet and sink. UPVC double glazed window to front.

Garage

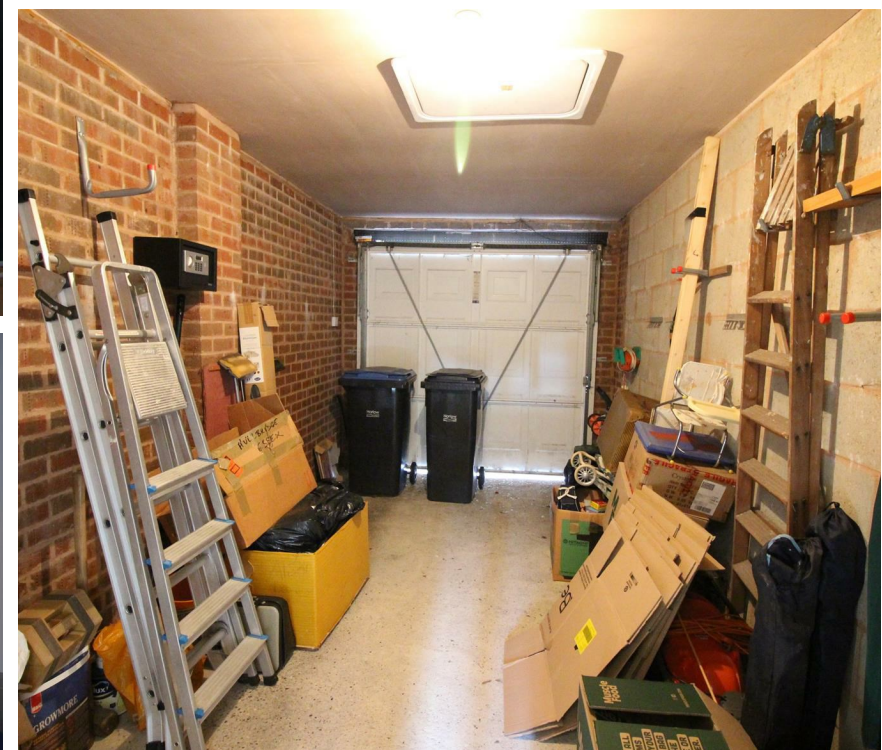
17'04 x 8'06 (5.28m x 2.59m)

Single garage with up and over door, lighting and power.



Landing

Spacious landing with window and radiator to wall. Internal doors to bedrooms, family bathroom and loft hatch.



Bedroom One

11'09 x 11'03 (3.58m x 3.43m)

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

En-suite Shower Room

En-suite shower room boasting toilet, sink and large shower. Double glazed window and shavers point.

Bedroom Two

12'05 x 11'03 (3.78m x 3.43m)

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

Bedroom Three

8'11 x 6'08 (2.72m x 2.03m)

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

Family Shower Room

6'07 x 6'08 (2.01m x 2.03m)

Large walk in shower with thermostatic control, vanity sink and toilet. Radiator to wall and double glazed window. Storage cupboard.

Garden

Large private rear garden offering ample entertaining space with patio, lawn and a variety of plants and shrubs. Access to front.

Local Area

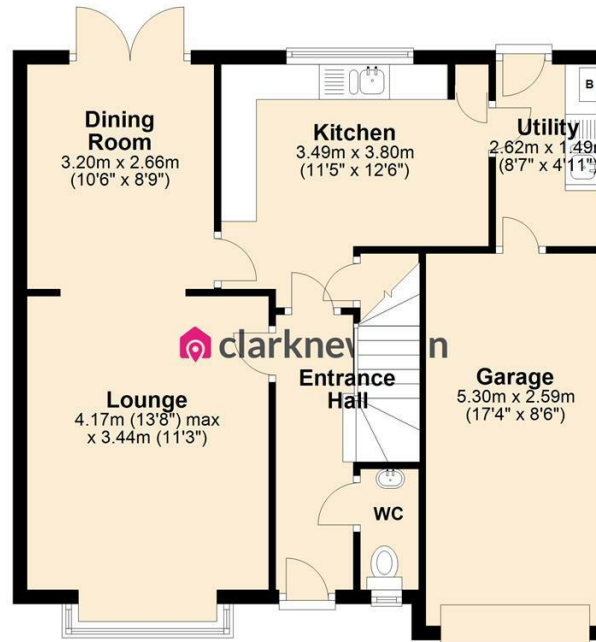
Elwood is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities.





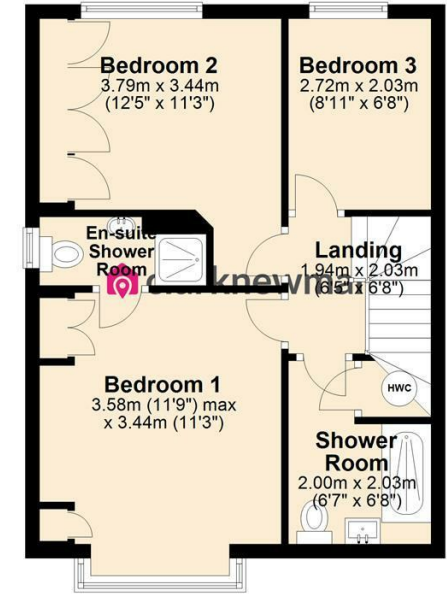
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.8 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	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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