



Oaktree Gardens | Church Langley | Harlow | CM17 9RR

Asking Price £650,000



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A UNIQUE THREE/FOUR BEDROOM DETACHED FAMILY HOME on a large plot in the sought after turning of Oaktree Gardens, Church Langley. The ground floor benefits from a large entrance hall, spacious lounge, a double bedroom with fitted wardrobes and en-suite shower room, fitted kitchen with a range of wall and base units, a bright and airy dining room, utility area, study and cloakroom. Upstairs features an impressive reception room with balcony overlooking Harlow Common (this could easily be used as a large master bedroom), two further generously sized double bedrooms and a family bathroom suite. The large well established garden is South Facing, mostly laid to lawn with patio providing plenty of space for entertaining, summer house and allotments. Other features include triple glazed windows and under floor heating throughout. Viewings highly advised.

- Three/Four Bedrooms
- Large Plot
- Spacious Living Throughout
- Detached House
- Driveaway & Garage
- Council Tax Band: G

#### Front

Large driveway for 5/6 cars. Single Garage with up and over door.

#### Porch

Bright and airy Porch with Wooden front door, triple glazed window and internal door leading to entrance hall.

#### Entrance Hallway

Large entrance hall with storage cupboard, cloakroom, access to dining area, lounge and double bedroom. Stairs leading to the first floor. Burglar alarm panel to wall.

#### Lounge

16'11" x 13'8" (5.16 x 4.17)

Large lounge with glazed internal door, triple glazed hard wood doors and window leading to the Garden.





### Dining Area

10'0" x 9'6" (3.05 x 2.9)

Dining area with plenty of space for entertaining. Triple glazed hard wood window to front and archway to Kitchen.

### Kitchen

10'9" x 10'10" (3.28 x 3.3)

Fitted kitchen with a range of wall and base units featuring space for freestanding oven, fridge freezer and integrated dishwasher. Further benefits are 1.5 sink and drainer with mixer tap and filtered drinking water attachment. Triple glazed hard wood window and internal door to Utility Room.

### Utility Room

8'7" x 5'4" (2.62 x 1.63)

Plumbing for washing machine, water softener, space for fridge freezer and ample cupboard space. Large storage cupboard and triple glazed hard wood door leading to Garden.

### Ground Floor Bedroom

13'1" x 10'5" (3.99 x 3.18)

Large double bedroom with built in wardrobes, triple glazed hard wood windows and internal door to En-Suite.

### Ensuite

9'0" x 4'2" (2.74 x 1.27)

En-Suite featuring double shower with thermostatic control, toilet and sink, shaver socket, chrome towel rail and triple glazed hard wood window.

### Study

13'1" x 7'2" (3.99 x 2.18)

Large study room with triple glazed hard wood window.

### Cloakroom

5'0" x 4'3" (1.52 x 1.3)

Toilet and wash hand basin. Light tube from roof.

### Landing

Spacious landing with storage cupboard, airing cupboard, internal doors to bedrooms, second reception room and family bathroom. Double glazed Velux window and internal glazed door leading to stairs.

### First Floor Reception Room

18'6" x 16'10" (5.64 x 5.13)

Large reception room offering triple glazed hard wood windows and double glazed Velux windows with built in blinds, loft hatch, storage in the eaves and door to Balcony. Could also be used as a large master bedroom if needed.





### Bedroom Two

14'8" x 10'1" (4.47 x 3.07)

Double bedroom with built in wardrobes, triple glazed hard wood window and loft hatch.

### Bedroom Three

13'10" x 10'5" (4.22 x 3.18)

Double bedroom with built in wardrobes, triple glazed hard wood window and loft hatch. Internal door with access to family bathroom.

### Bathroom

10'10" x 7'0" (3.3 x 2.13)

Family bathroom suite benefitting from bath with shower, toilet and wash hand basin, chrome towel rail and shaver socket. Triple glazed hard wood window and internal door with access to Bedroom Three.

### Garage

Single garage with up and over door. Lighting and power. Boiler to wall.

### Garden

A large private South facing garden benefitting from the perfect balance between lawn and patio. The garden is well established with an abundance of mature plants and shrubs. Further features are summer house, raised vegetable beds, timber shed and access to garage and front.

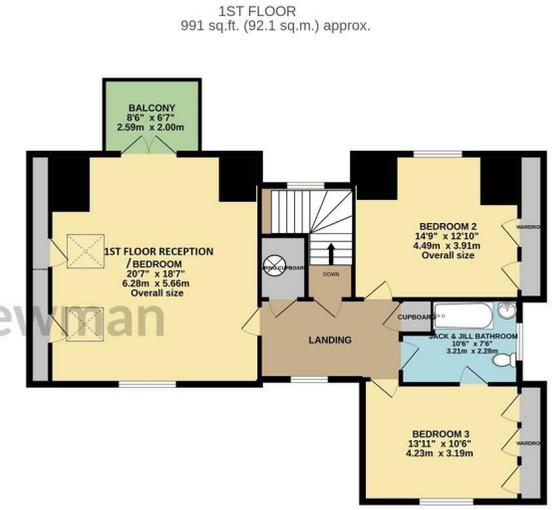
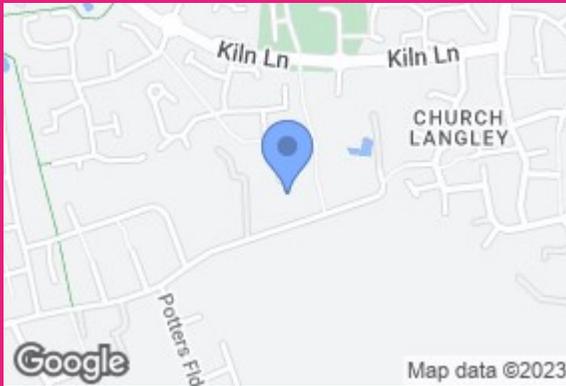
### Extra Notes

Oaktree Gardens has been extremely well looked after by the current vendors and features many unique extras. The property benefits from being very highly insulated, solar panels on roof, heat recovery system, built in vacuum sockets, under floor heating throughout, solar thermal tubes for hot water and triple glazed windows throughout (except the double glazed Velux windows in roof).

### Oaktree Gardens Ltd

We have been informed by the owners that the new owner will become a director of Oaktree Gardens Ltd to oversee the upkeep of the communal driveway and grounds. The associated costs are agreed and shared by all directors. There are only 5 houses in the cul-de-sac of Oaktree Gardens.





**TOTAL FLOOR AREA:** 2227 sq.ft. (206.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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