



Albert Gardens | Church Langley | Harlow | CM17 9QF

Asking Price £490,000

 clarknewman

## Albert Gardens | Church Langley

Harlow | CM17 9QF

Asking Price £490,000

A RARELY AVAILABLE LARGE THREE DOUBLE BEDROOM DETACHED HOUSE featuring full refurbishments throughout and ample living space. Albert Gardens is located in a private cul-de-sac driveway with the private driveway offering space for four cars and the addition of a single garage. The ground floor comprises of a spacious entrance hall, modern fitted kitchen featuring a range of wall and base units, dining room and impressive lounge. Other features include conservatory offering a further reception room, utility area, home gym (partly converted garage) and a cloakroom. The first floor benefits from three generously sized double bedrooms with the master boasting large fitted wardrobes and en-suite shower room. The family bathroom has been kept immaculately and offers both shower and bath. The rear garden benefits from large patio and decking areas providing ample seating space, lawn and brick built pizza oven. Viewings highly advised.

- Three Double Bedrooms
- Large Driveway & Garage
- Council Tax Band: E
- Detached House
- Immaculate Condition Throughout
- EPC Rating: D

### Front

A private cul-de-sac turning. This property benefits from a large driveway for three/four cars and single garage to front. Side access to garden.

### Entrance Hall

4'07 x 9'07 (1.40m x 2.92m)

Large entrance hall with UPVC double glazed front door and window to front, radiator to wall and stairs to first floor. Internal doors to lounge, kitchen and cloakroom.





## Kitchen

8'09 x 10'04 (2.67m x 3.15m)

Large kitchen with a range of wall and base units offering integrated gas hob and oven with extractor fan above, plumbing for dishwasher, sink/drainer and UPVC double glazed window. Breakfast bar with seating and internal doors to dining area and utility room.

## Dining Room

8'01 x 8'03 (2.46m x 2.51m)

Inviting dining room offering ample entertaining space with UPVC double glazed window, storage cupboard and sliding doors leading to lounge.

## Lounge

17'06 x 9'01 (5.33m x 2.77m)

Highly impressive lounge with UPVC double glazed window to front, recess shelving and radiator to wall. Internal door leading to entrance hall and bi-folding internal doors leading to conservatory.

## Conservatory

9'03 x 8'06 (2.82m x 2.59m)

Quarter brick construction with UPVC double glazed windows and door leading to garden.

## Utility Area

8'02 x 5'01 (2.49m x 1.55m)

Further cupboard/worktop space, plumbing for washing machine, sink and drainer. UPVC double glazed window, boiler to wall and internal door leading to garage.

## Cloakroom

4'02 x 4'05 (1.27m x 1.35m)

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

## Landing

3'10 x 6'01 (0.91m x 1.85m)

Spacious landing with loft hatch and internal doors to double bedrooms and family bathroom. Storage cupboard.



### Bedroom One

11'02 x 8'09 (3.40m x 2.67m)

Large double bedroom featuring floor to ceiling fitted wardrobes, UPVC double glazed window and radiator to wall. Internal door to en-suite shower room.

### En-Suite Shower Room

6'02 x 6'02 (1.88m x 1.88m)

Fully tiled en-suite shower room with large walk-in shower with thermostatic control, white toilet and vanity sink. UPVC double glazed window and radiator to wall.

### Bedroom Two

8'0 x 10'01 (2.44m x 3.07m)

Double bedroom with ample space for wardrobes, UPVC double glazed window and radiator to wall. Storage cupboard.

### Bedroom Three

9'04 x 7'11 (2.84m x 2.41m)

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

### Bathroom

6'01 x 8'05 (1.85m x 2.57m)

Large family bathroom suite offering white bath with shower, white toilet and sink. UPVC double glazed window, extractor fan and radiator to wall.

### Garden

Private garden with large patio and decking areas providing ample seating space, lawn and brick built pizza oven. External door to garage and side access to front.

### Garage

Partly converted single garage with the rear now offering a home gym. To the front the garage is still used for further storage.

### Local Area

Albert Gardens 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.





**clarknewman**

Approximate total area<sup>(1)</sup>  
1075 ft<sup>2</sup>  
100 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A plus)	A	76
(B1-91)	B	
(B2-80)	C	
(D5-68)	D	
(E3-54)	E	63
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk