



Doulton Close | Church Langley | Harlow | CM17 9RG

Offers In Excess Of £400,000

 clarknewman

**Doulton Close | Church Langley  
Harlow | CM17 9RG  
Offers In Excess Of £400,000**

A WELL PRESENTED THREE BEDROOM END TERRACE with driveway and garage. The ground floor comprises of an entrance hall leading to the spacious fitted kitchen, living room and WC. Upstairs benefits from a double bedroom with en-suite shower room, a second double bedroom, a single bedroom and a family bathroom suite. The property is situated on a generous plot providing seclusion and a well established front/side garden. Online virtual tour available.

- Three Bedrooms
- End of Terrace
- Driveway & Garage
- Excellent Condition
- Council Tax Band: C
- EPC Rating: C

#### Front

A row of three terraced houses all with their own parking and a communal turning area (not for parking). Block paved driveway in front of garage with a well established front/side garden with pathway leading to rear garden via timber gate. Access into garage via timber glazed door to side and up and over garage door to front. Double glazed door to front of property leading to entrance hall.

#### Entrance Hall

11'3" x 3'4" (3.43m x 1.02m)

Double glazed external door to front. Stairs to first floor. Radiator to wall. Internal doors to kitchen, living room and WC.





## Kitchen

11'2" x 8'5" (3.40m x 2.57m)

Double glazed window to front aspect, radiator to wall.

Fitted kitchen with a range of wall and base units, laminate worktops, stainless steel sink and drainer with chrome mixer tap, integral electric oven, gas hob and cooker hood above. Plumbing for washing machine and dishwasher. Gas boiler to wall. Space for dining table. Internal door to entrance hall.

## Living Room

14'1" x 14'4" (4.29m x 4.37m)

Double glazed window and door to garden, radiator to wall. Gas fireplace with hearth and surround. Internal door to entrance hall and understairs storage cupboard.

## WC

6'0" x 2'11" (1.83m x 0.89m)

Double glazed window to front, radiator to wall. White WC and corner sink to wall. Internal door to entrance hall.

## Landing

12'6" x 6'3" (3.81m x 1.91m)

Stairs to ground floor. Internal doors to bedrooms, family bathroom and airing cupboard. Loft hatch (boarded with lighting).

## Bedroom One

11'1" x 8'7" (3.38m x 2.62m)

Double glazed window to front, radiator to wall. Built-in fitted wardrobes. Internal doors to ensuite and landing.

## Ensuite Shower Room

4'7" x 7'4" (1.40m x 2.24m)

White WC and sink to wall. Shower cubicle with glass door, tiled walls and thermostatic shower. Shaver socket and extractor fan. Internal door to bedroom.



### Bedroom Two

9'9" x 7'6" (2.97m x 2.29m)

Double glazed window to rear aspect, radiator to wall.

Internal door to landing.

### Bedroom Three

6'8" x 7'3" (2.03m x 2.21m)

Double glazed window to rear aspect, radiator to wall.

Internal door to landing.

### Family Bathroom

5'8" x 6'2" (1.73m x 1.88m)

Double glazed window to front aspect, chrome heated towel rail. White WC and vanity sink. White bath with glass screen and shower over bath. Shaver socket and extractor fan.

Internal door to landing.

### Garden

Patio by rear doors with pathway leading to front of property via timber gate. Lawn with path leading to timber shed.

Large flower bed with established trees and shrubs. Exterior tap and power sockets.

### Garage

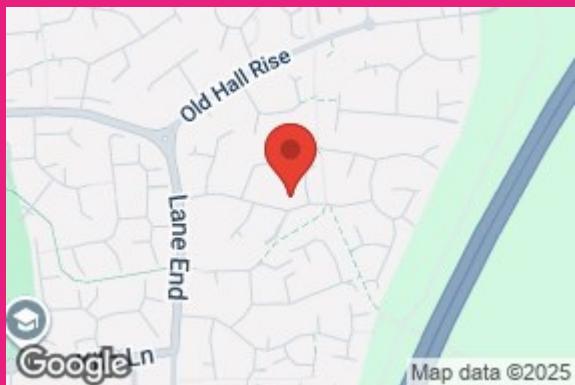
8'10" x 23'11" (2.69m x 7.29m)

Longer than usual garage with space for utility area. Up and over door to front and double glazed door to side. Power sockets and lighting.

### Local Area

Located in a lovely cul-de-sac turning, Doulton Close is situated in the popular Church Langley development and is a short walk from local schooling and amenities.





Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
935 ft<sup>2</sup>  
87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(31-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

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