



Wedgewood Drive | Church Langley | Harlow | CM17 9PX

Offers In Excess Of £322,500



Wedgewood Drive | Church Langley
Harlow | CM17 9PX
Offers In Excess Of £322,500

A FULLY REFURBISHED TWO DOUBLE BEDROOM MID TERRACE HOUSE benefitting from two allocated parking spaces. The ground floor comprises of an entrance hall, spacious lounge, separate dining area and a new modern fitted kitchen. Upstairs benefits from two double bedrooms and a brand-new luxury fitted family bathroom suite. The garden is low maintenance and offers lawn and patio with rear access. Further features include UPVC double glazed windows, newly fitted gas boiler and new flooring throughout. Please see full details for the extensive list of refurbishments.

- Two Bedrooms
- Two Parking Spaces
- Council Tax Band: C
- Mid Terrace House
- No Onward Chain
- EPC Rating: C

Entrance Hall

Spacious entrance hall with UPVC double glazed front door, radiator to wall and internal door leading to Lounge.

Lounge

15'3" x 12'5" (4.65 x 3.78)

Large lounge featuring new carpets, UPVC double glazed window to front, under stairs storage, radiator to wall and open-plan living to dining area. Stairs to first floor.





Kitchen Diner

12'5" x 9'0" (3.78 x 2.74)

A refurbished modern fitted kitchen with a range of wall and base units offering a new integrated oven and new hob with extractor fan above, plumbing for washing machine, space for fridge freezer and a brand new sink and drainer. UPVC double glazed window to rear and newly fitted gas boiler to wall. New lino flooring.

Dining Area benefits from new carpets, radiator to wall and UPVC double glazed French doors leading onto the Garden.

Landing

Internal doors to double bedrooms and family bathroom suite. Loft hatch.

Bedroom One

10'8" x 8'5" (3.25 x 2.57)

Double bedroom with new carpets and built-in wardrobes, UPVC double glazed window and radiator to wall.

Bedroom Two

8'2" x 12'5" (2.49 x 3.78)

Double bedroom with new carpets and UPVC double glazed window. Radiator to wall and airing cupboard.

Bathroom

6'10" x 5'8" (2.08 x 1.73)

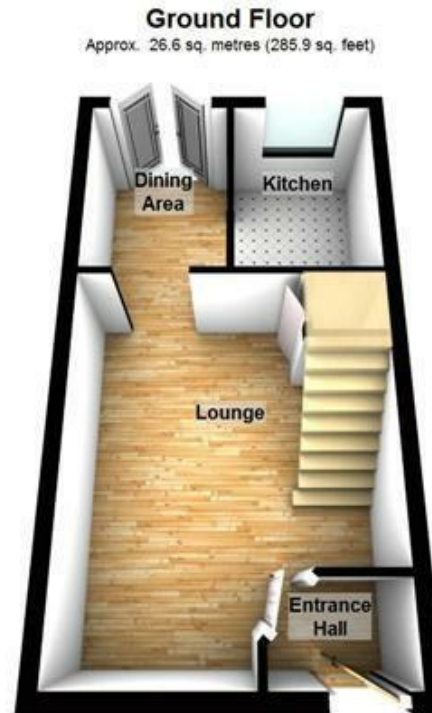
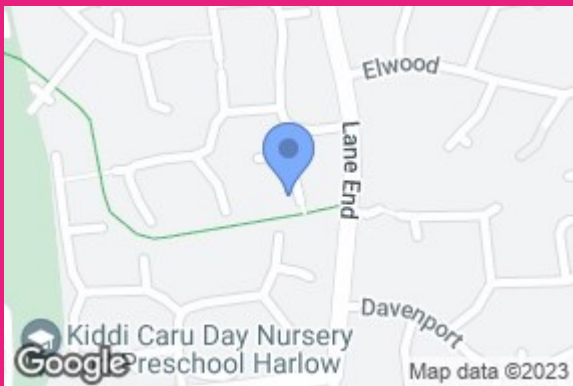
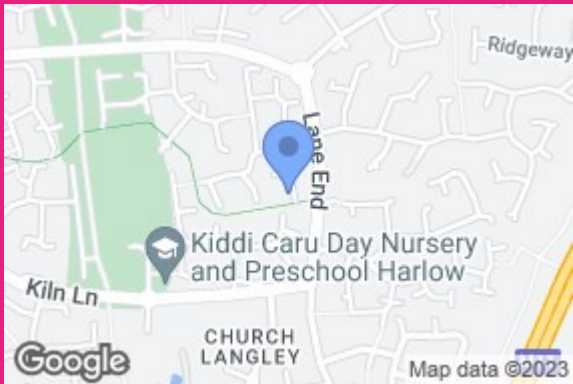
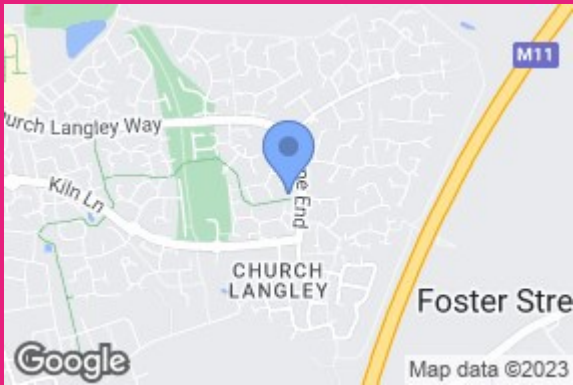
A brand-new family bathroom suite offering bath with shower, toilet and vanity sink. New bathroom tiles. Chrome heated towel rail and extractor fan. New lino flooring.

Garden

A private low maintenance garden offering the perfect balance between lawn and patio. Access and shed to rear.

Location

Wedgewood Drive is located in the sought-after Church Langley development and is within close proximity to local amenities and schooling.



Total area: approx. 52.8 sq. metres (568.1 sq. feet)

Important: The 3D 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 The Mobile Agent.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A B C D E F G | 90 75 | A B C D E F G | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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