



Aynsley Gardens | Church Langley | Harlow | CM17 9PB

Offers Over £475,000



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A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME with huge "curb appeal" benefitting from a lovely south facing rear garden and driveway/garage to front. The ground floor of the property comprises of a spacious entrance hall, bright and airy lounge with impressive bay window to front allowing ample natural light, open plan living to dining area and a fitted kitchen with a range of wall and base units offering integrated appliances. Further features on the ground floor include large conservatory and cloakroom. The first floor features three generously sized bedrooms with the main bedroom offering en-suite shower room and a further family bathroom suite. The rare to find, large South facing rear garden offers an abundance of entertaining/seating space with patio and pergola to side, lawn and access to garage. Viewings highly advised.

- Three Good Sized Bedrooms
- Detached Family Home
- Private Driveway & Garage To Front
- Large South Facing Rear Garden
- Council Tax Band: E
- EPC Rating: TBC

#### Front

Private driveway with ample parking. Single garage with up and over door.

#### Entrance Hall

13'09 x 5'11 (4.19m x 1.80m)

UPVC double glazed private front door. Spacious entrance hall with UPVC double glazed window to side, radiator to wall and understairs storage cupboard.

Stairs to first floor and internal doors to lounge, cloakroom and kitchen.





### Lounge

11'09 x 14'08 (3.58m x 4.47m)

A very impressive, bright and airy lounge with UPVC double glazed bay window to front with a further UPVC double glazed window to the side allowing for plenty of natural light, radiator to wall and open-plan living to dining room.

### Dining Room

9'07 x 8'11 (2.92m x 2.72m)

Separate dining room with ample entertaining space offering radiator to wall and double glazed sliding doors to conservatory.

### Conservatory

11'05 x 9'07 (3.48m x 2.92m)

Quarter brick construction conservatory space providing a further reception room.

### Kitchen

9'08 x 11'08 (2.95m x 3.56m)

Immaculately kept fitted kitchen offering a range of wall and base units as well integrated gas hob, double oven and fridge freezer. Plumbing for washing machine and new combination boiler to wall (fitted in 2025). UPVC double glazed windows to rear and external door leading to private Garden.

### Cloakroom

5'06 x 2'05 (1.68m x 0.74m)

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

### Landing

7'08 x 5'06 (2.34m x 1.68m)

Large landing with useful storage cupboard (previously housing the hot water cylinder), UPVC double glazed window to side and loft hatch. Internal doors to bedrooms and family bathroom.

### Bedroom One

12'02 x 10'00 (3.71m x 3.05m)

Large double bedroom benefitting from floor to ceiling fitted wardrobes, UPVC double glazed window to rear and radiator to wall. Internal door to en-suite.





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### En-Suite

9'03 x 3'05 (2.82m x 1.04m)

Large shower with thermostatic control, white toilet and vanity sink. UPVC double glazed window to rear, extractor fan and heated towel rail to wall.

### Bedroom Two

9'05 x 11'00 (2.87m x 3.35m)

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

### Bedroom Three

9'06 x 9'06 (2.90m x 2.90m)

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

### Bathroom

6'03 x 6'11 (1.91m x 2.11m)

Fully tiled family bathroom suite offering bath with shower attachment, white toilet and sink. UPVC double glazed window to rear and chrome heated towel rail.

### Garage

20'09 x 7'11 (6.32m x 2.41m)

Single Garage with up and over door. Lighting and power and further loft storage space.

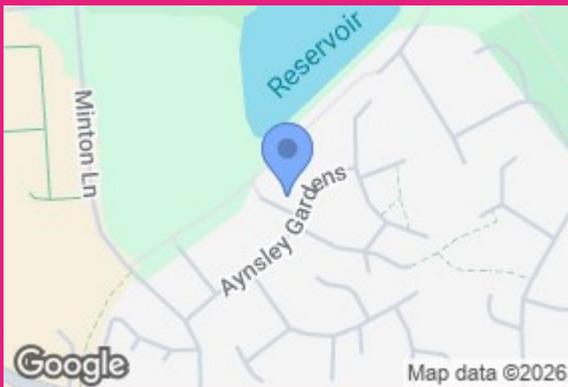
### Garden

A very rare to find, large South facing garden offering both huge privacy and an abundance of seating/entertaining space via patio, lawn and further seating under pergola. Access into Garage and front via gate.

### Local Area

Aynsley Gardens is situated in the popular Church Langley development and is neatly located just a stones' throw away from local nurseries, primary schooling, Tesco's superstore and further 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.





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**Approximate total area<sup>(1)</sup>**  
 1156 ft<sup>2</sup>  
 107.5 m<sup>2</sup>

**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

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Energy Efficiency Rating	
	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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