



House - Semi-Detached (EPC Rating: C)

**ALBERT GARDENS**

**HARLOW**

**CM17 9QF**

**PCM**

**£1,750 PCM**

- AVAILABLE FROM 6th OCTOBER
- 3 BEDROOMS
- LOUNGE
- KITCHEN/DINER
- BATHROOM
- CLOAKROOM
- GARAGE
- OFF STREET PARKING
- GAS CENTRAL HEATING
- CLOSE TO SHOPS AND SCHOOLS



**Fordyce Furnivall**  
Residential Sales & Letting Agents



3



1



1



C

# 3 Bedroom House - Semi-Detached located in HARLOW

Being offered unfurnished and available from the 6th October, a three bedroom family home situated in a quiet location on the popular Church Langley development, The accommodation comprises a spacious lounge, modern kitchen/dining room and downstairs cloakroom, whilst upstairs there are three bedrooms and a family bathroom. Outside there is a driveway affording off street parking for 2 cars leading to the garage which has been converted to part storeroom and utility room. The front garden is laid mainly to lawn with front and side borders and picket fence surround. A side gate provides pedestrian access to the rear garden which is laid to lawn with a paved patio area, mature trees and shrubs. Additional features include gas central heating and UPVC double glazing throughout. **\*\*SORRY NO SHARERS OR PETS PLEASE\*\***

## SITUATION

The very popular development of Church Langley is perfectly situated to a range of local amenities including a large Tesco's store for your day-to-day needs, plus doctors' surgery and is also within the catchment area of several highly regarded schools. These include Henry Moore Primary School, Church Langley Community Primary School as well as secondary schools such as Passmores Academy and Mark Hall Academy. Commuters will appreciate the excellent transport links, with easy access to the A414, M11, and M25, offering direct routes to London, Stansted Airport, and Chelmsford. Public transport options are also nearby, with a bus stop on Elwood and two train stations Harlow Mill Rail Station and Harlow Town Rail Station providing services to London Liverpool Street.

## ENTRANCE HALL

Part glazed composite front door, window to the side aspect, radiator, stairs leading to the first floor.

## CLOAKROOM

Bevelled window to the front aspect, low flush WC, wash hand basin with vanity unit under, radiator, wood flooring.

## LOUNGE

4.52m x 3.58m (14' 10" x 11' 9") Window to the front aspect, wood flooring, radiator, storage cupboard.

## KITCHEN/DINER

4.85m x 2.57m (15' 11" x 8' 5") Fitted with a range of base and eye level units with wood work top surfaces over, Belling Range cooker with tiled splash back and extractor hood over, composite inset 1 & 1/4 sink, integrated fridge/freezer, dishwasher & wine cooler,

radiator, cupboard housing gas boiler, wood flooring, window to the front aspect, door to the side aspect, sliding patio doors to the rear garden.

## FIRST FLOOR LANDING

Airing cupboard housing immersion heater, doors off to:

### BEDROOM 1

3.84m x 2.64m (12' 7" x 8' 8") Window to the rear aspect, range of fitted wardrobes, radiator, access to the loft space.

### BEDROOM 2

3.12m x 2.59m (10' 3" x 8' 6") Window to the front aspect, fitted wardrobes, radiator.

### BEDROOM 3

2.36m x 1.85m (7' 9" x 6' 1") Window to the front aspect, radiator.

## BATHROOM

Low flush WC, pedestal wash hand basin, side panelled bath with shower and glass screen, chrome heated towel rail, full tiled walls and flooring, bevelled window to the front aspect.

## GARDEN

The front garden is laid mainly to lawn with front and side borders and picket fence surround. A side gate provides pedestrian access to the rear garden which is laid to lawn with a paved patio area, mature trees and shrubs, greenhouse, outside light and tap and access into the converted garage.

## GARAGE/STOREROOM/UTILITY AREA

The garage is converted into part storage and part utility with plumbing and space for washing machine, eaves storage and storage cupboard.



### **PARKING**

There is a large driveway in front of the garage with off street parking for two vehicles.

### **LOCAL AUTHORITY**

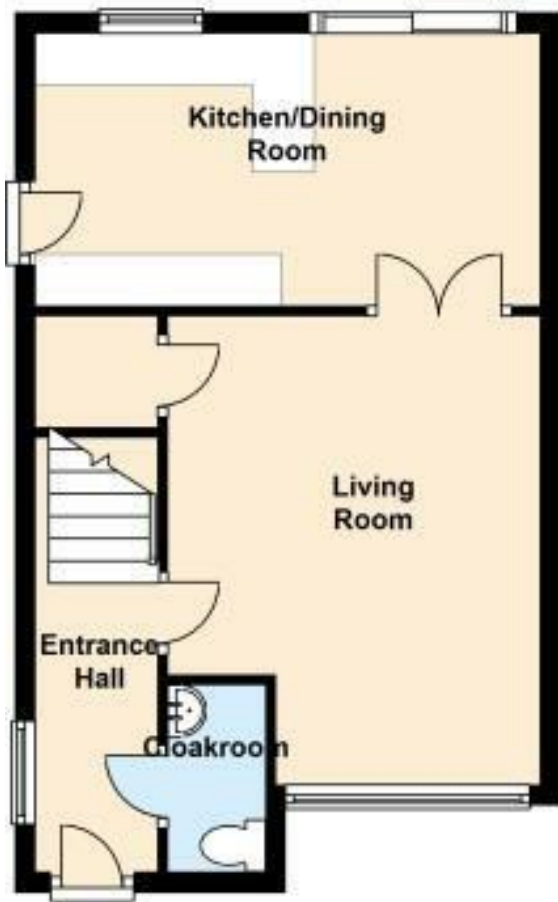
Harlow Town Council

Tax band: D



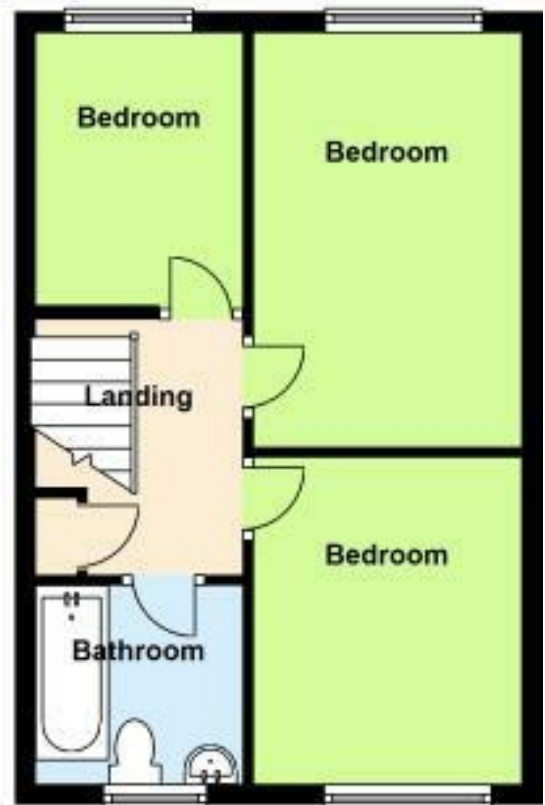
## Ground Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



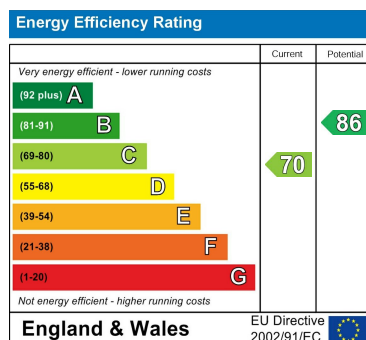
Total area: approx. 71.1 sq. metres (765.6 sq. feet)



Council Tax Band

D

Energy Performance Graph



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01279 658758

[lettings@fordycefurnivall.co.uk](mailto:lettings@fordycefurnivall.co.uk)

[www.fordycefurnivall.co.uk](http://www.fordycefurnivall.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.