



32 Denby Grange, Harlow, Essex, CM17 9PZ

www.intercounty.co.uk

Offers in excess of: £500,000
Freehold



Intercounty
Estate and Letting Agents



A spacious and well-presented detached family home offered with NO UPWARD CHAIN. The property is arranged over three floors and situated within the popular residential development of 'Church Langley', within easy driving distance of a wide range of local amenities which include schools, shops and leisure facilities.

The ground floor comprises an entrance hall, ground floor cloakroom, fitted kitchen, utility room, lounge/dining room and a conservatory. The first floor boasts the principal bedroom which has an en-suite bathroom and a dressing room. There are also two further bedrooms and a family bathroom. The second floor comprises a double bedroom and a storage area and further eaves storage.

Externally the front of the property boasts a block paved driveway providing off street parking. The rear garden is unoverlooked and landscaped with a range of flower and shrub borders.

Council Tax Band E. EPC Rating C.



4 Bedroom Detached Property
Lounge & Conservatory
Garage /Utility
Principal Bedroom Suite
Set over 3 Floors
No Chain
Driveway Parking & Rear Garden
Potential Rental Income £2000 PCM
Council Tax Band E & EPC Rating C

ADDITIONAL INFORMATION

The New Town of Harlow is the world's first Sculpture Town and provides rail links to London Liverpool Street and close proximity to both M11 motorway and Stansted Airport. The town is surrounded by green belt land and offers one of the countrys largest urban parks with over 160 acres of green space. Harlow boasts its own hospital, several shopping centres, theatre and leisure facilities plus a good choice of cafes, bars and restaurants.

Denby Grange, Harlow, CM17

Approximate Area = 1377 sq ft / 127.9 sq m
Limited Use Area(s) = 129 sq ft / 11.9 sq m
Total = 1506 sq ft / 139.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Intercounty Estate Agents. REF: 1044218



Entrance Hall 7'11" x 5'11" (2.41m x 1.8m)
Lounge 15'3" x 10'11" (4.65m x 3.33m)
Conservatory 12'8" x 10'8" (3.86m x 3.25m)
Kitchen 17'8" x 8'8" (5.38m x 2.64m)
Garage/Utility 14'9" x 8'4" (4.5m x 2.54m)
Bedroom 17'10" x 8'11" (5.44m x 2.72m)
Dressing Room 8'3" x 5'5" (2.51m x 1.65m)
Ensuite Bathroom 8'2" x 6'3" (2.5m x 1.9m)
Bedroom 9'5" x 7'8" (2.87m x 2.34m)
Bedroom 8'11" x 7'9" (2.72m x 2.36m)
Shower Room 6'5" x 5'9" (1.96m x 1.75m)
Bedroom 16' x 11'8" (4.88m x 3.56m)
Eaves Storage 15'5" x 7'11" (4.7m x 2.41m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

The George, Station Road, Old Harlow, Essex, CM17 0AN

T: 01279 639666 | W: www.intercounty.co.uk

Intercounty
Estate and Letting Agents