



24 Albert Gardens, Harlow, CM17 9QF

£475,000



# 24 Albert Gardens, Harlow, CM17 9QF

Located in the sought after Church Langley development is this exceptional three bedroom detached house located in a quiet cul-de-sac of Albert Gardens.

You are welcomed by an inviting entrance hall leading to a cosy and spacious family lounge. The modern kitchen offers a range of fitted base and wall units, providing ample storage and functionality. The former garage has been thoughtfully converted into a dining room, enhancing the home's versatility. Additionally, the ground floor benefits from a convenient cloakroom/W.C.

Upstairs, the master bedroom boasts fitted wardrobes, complemented by two further well proportioned bedrooms. The modern family bathroom features a stylish three-piece suite, catering perfectly to family living.

Externally the low-maintenance South Facing rear garden is predominantly laid with artificial grass and includes a decking area. To the front, parking is made easy with two off-street spaces.

You are perfectly situated to a range of local amenities and is 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.

This property truly combines modern family living with convenience in a highly desirable location. Don't miss the opportunity, contact Lanes to arrange an immediate viewing.



**Hallway**

**Cloakroom**

**Lounge** 15'2 x 11'6 (4.62m x 3.51m)

**Kitchen** 15'8 x 9'3 (4.78m x 2.82m)

**Dining Area** 14'2 x 8'3 (4.32m x 2.51m)

**Landing**

**Bedroom One** 12'1 x 8'6 (3.68m x 2.59m)

**Bedroom Two** 10'7 x 8'6 (3.23m x 2.59m)

**Bedroom Three** 9'6 x 6'2 (2.90m x 1.88m)

**Family Bathroom**

**Outside Area**

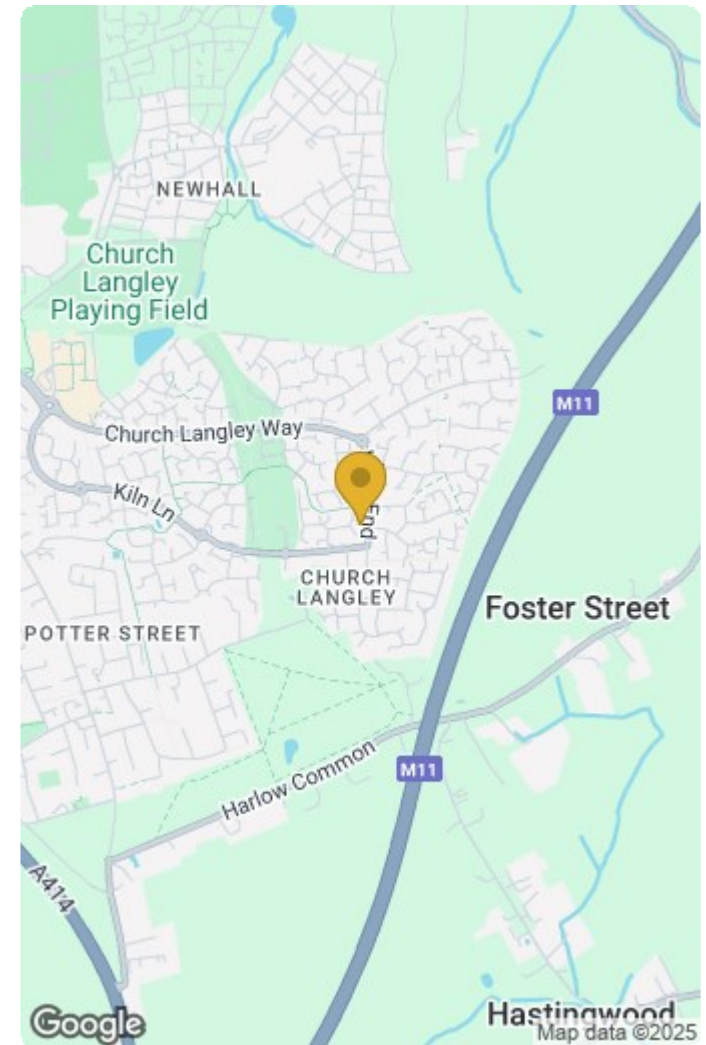
**Rear Garden and Off Street Parking**











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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