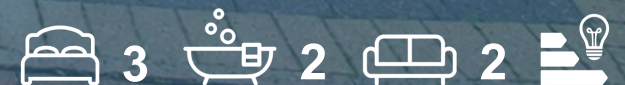




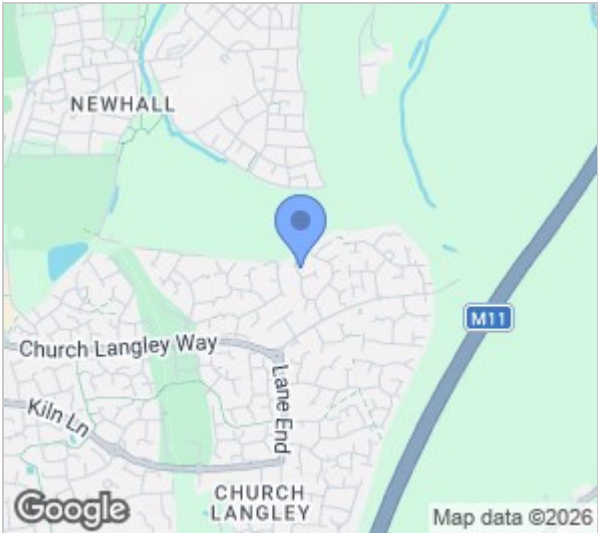
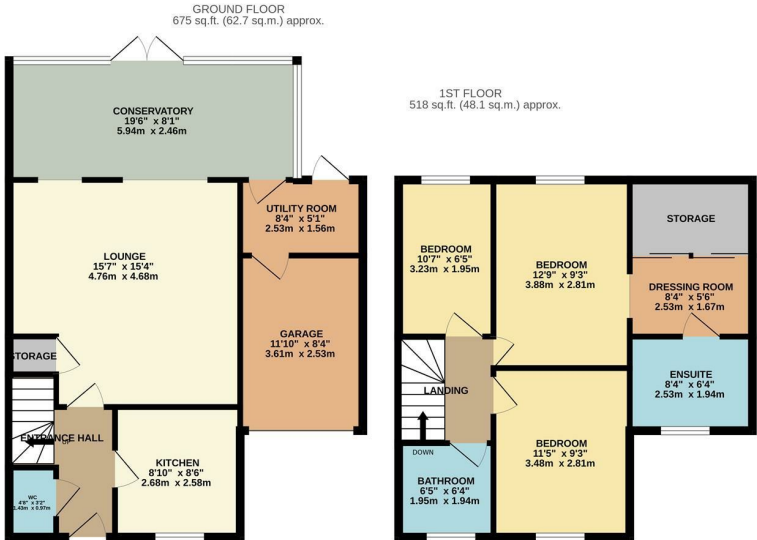
Denby Grange, Harlow, CM17 9PZ  
Guide Price £450,000





# Denby Grange, Harlow, CM17 9PZ

GUIDE PRICE: £450,000 - £475,000. Offered with no onward chain is this beautifully presented three bedroom end terrace family home located at the end of a quiet cul-de-sac. On the ground floor there is an entrance hallway leading to a modern kitchen with a range of fitted wall and base units and integral appliances, a lounge/diner, large conservatory, cloakroom/WC and a partly converted garage creating utility space. Upstairs there are three well proportioned bedrooms with a dressing room and en-suite to the master, plus a separate family bathroom with a white three piece suite including jacuzzi bath. Outside, the rear garden is part patio and laid to lawn with decked area, whilst to the front there is a driveway for multiple vehicles. Denby Grange is located at the top of Church Langley, just off Old Hall Rise, within walking distance of excellent local schools, shops and open fields.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.