



MASON'S



## Burley Hill, Harlow, Essex, CM17

### Guide Price £450,000

Located in the popular Church Langley development, this extended three-bedroom end-of-terrace home offers versatile living space, excellent local amenities, and convenient access to transport links. Set within a quiet residential area, the property is ideal for families, professionals, or anyone seeking a flexible and well-connected home in Harlow.

The ground floor has been thoughtfully extended to the rear, creating a spacious layout that can be adapted to suit modern lifestyles. The accommodation includes a generously sized lounge, along with two further reception areas, which could serve as a formal dining room, home office or playroom. The kitchen benefits from direct access to a utility area, a downstairs cloakroom and an internal door to the garage, which is fitted with both power and lighting - making it ideal for storage, workshop use or potential conversion.

Upstairs, the principal bedroom is a standout feature, offering a clever walk-through wardrobe that leads into a spacious en-suite shower room. The en-suite is finished with a double-width shower and a heated towel radiator, with a window for natural ventilation. There are two further double bedrooms, one of which includes built-in wardrobes, and a well-appointed family bathroom with a power shower over the bath, heated towel rail and a window for airflow. An airing cupboard is located on the landing, providing useful linen storage.

To the rear is a garden with a wrap-around patio that extends to the side of the property. A particularly generous side access adds convenience and potential for further use of the space. At the front of the property, there are two allocated parking spaces.

Additional benefits include a Worcester boiler for heating and hot water, double glazing replaced throughout in 2018, and a practical, family-friendly layout that makes excellent use of the extended footprint.

Church Langley is one of Harlow's most desirable modern developments. Built with families and community in mind, the area is home to a number of local amenities including a Tesco supermarket with petrol station and pharmacy, a doctor's surgery, dental practice, nursery, and a well-used community centre. Two popular primary schools - Church Langley Community Primary and the Henry Moore School - are within easy walking distance.

Transport connections are another key advantage. The property is well placed for both Harlow Mill and Harlow Town railway stations, offering direct links to London Liverpool Street, Cambridge, and Stansted Airport. Junction 7 of the M11 is just a short drive away, providing fast access to the A414, M25 and beyond.

This is a well-presented and versatile family home in a thriving and well-connected community. Early viewing is highly recommended.

### Buyer Information

In line with UK Anti-Money Laundering regulations, M A S O N S is required to verify the identity of all prospective buyers once an offer is accepted. We use a trusted third-party Identity Verification system to complete these checks. A fee of £50 including VAT is payable for this service.











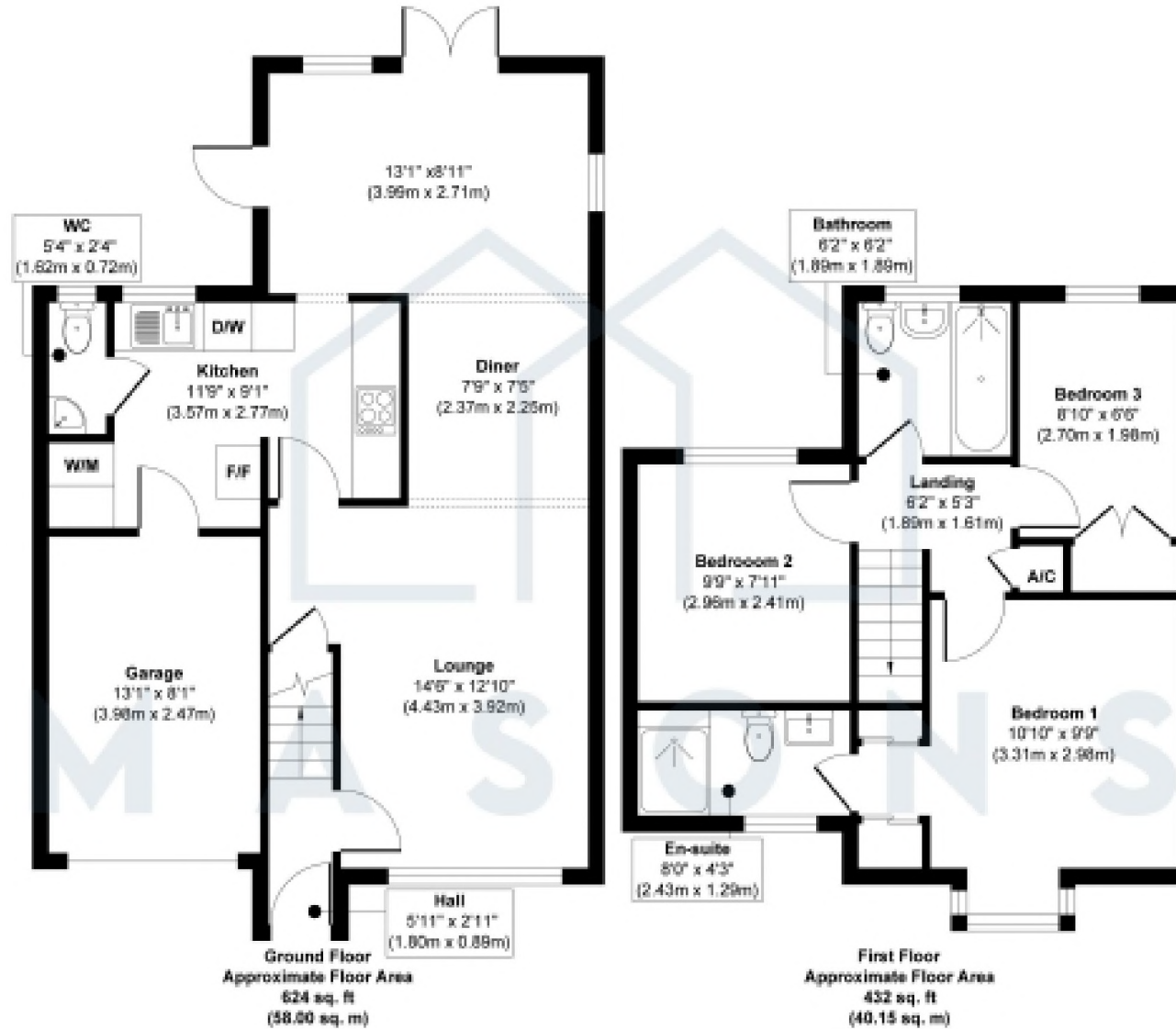




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Burley Hill, Church Langley, Harlow CM17 9QH



**Approx. Gross Internal Floor Area 1056 sq. ft / 98.15 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property