



Challinor, Harlow, CM17 9XD

An immaculately presented three-bedroom Link-detached family home on the popular development of Church Langley. This stunning home offers generous accommodation that includes a large bay-fronted lounge, dining room, conservatory, fitted kitchen, three bedrooms, En-suite and family bathroom.

The property has the benefit of a long driveway offering ample off-road parking, single garage and enclosed rear garden.

Guide Price £475,000

Challinor, Harlow, CM17 9XD

- Detached Family Home
 - Immaculate Throughout
 - Three Bedrooms
 - Garage & Driveway
- Conservatory
 - Three Reception Rooms
 - Two Bathrooms
 - Enclosed Garden

Entrance Hall

Spacious Entrance Hall

Cloakroom

Ground Floor W.C

Lounge

17'11 x 12'4 (5.46m x 3.76m)

Dining Room

11'4 x 8'1 (3.45m x 2.46m)

Conservatory

9'1 x 8'2 (2.77m x 2.49m)

Kitchen

11'2 x 7'1 (3.40m x 2.16m)

Bedroom One

12'1 x 8'5 (3.68m x 2.57m)

En-Suite

Shower Room

Bedroom Two

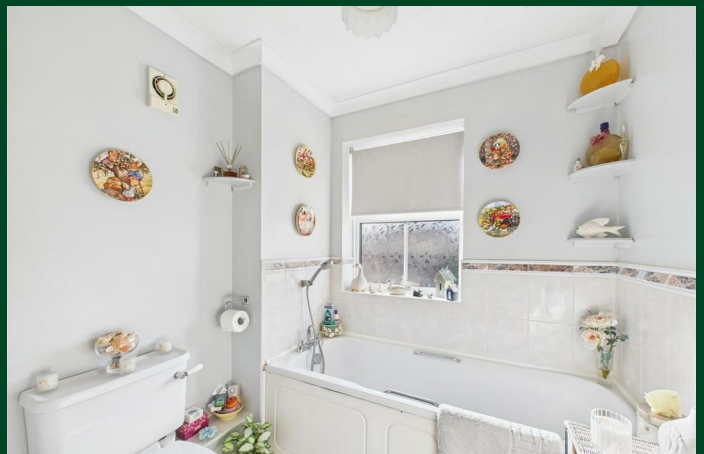
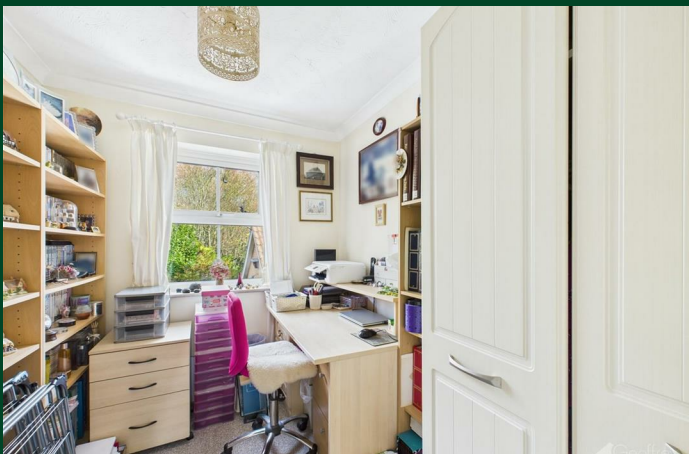
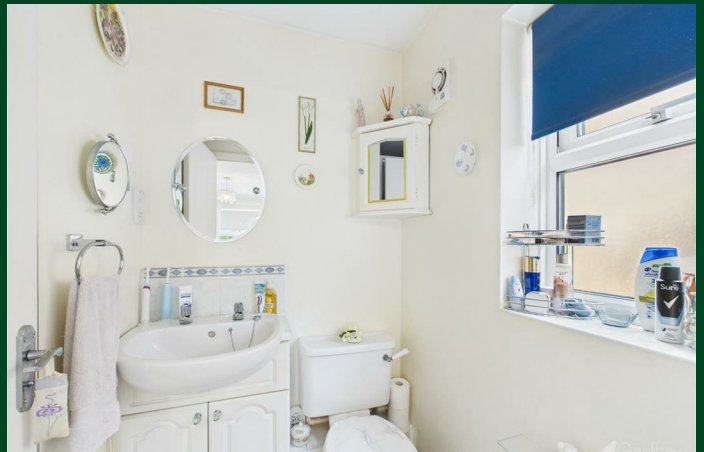
9'3 x 8'9 (2.82m x 2.67m)

Bedroom Three

8'7 x 6'10 (2.62m x 2.08m)

Family Bathroom

Modern White Suite







Floor Plan



Council Tax Details

Band:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

Old Harlow: 01279 444988 Email: harlow@geoffreymatthew.co.uk
Great Ashby: 01438 740111 Email: greatashby@geoffreymatthew.co.uk