



Challinor | Church Langley | Harlow | CM17 9XD

Offers In The Region Of £475,000



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A LARGE THREE BEDROOM DETACHED PROPERTY with driveway to front for two cars. The ground floor comprises of an entrance hall, large lounge with ample living space, modern fitted kitchen with a range of wall and base units and centre island, utility room, conservatory, cloakroom and extremely useful study (potential for playroom/dining room). The first floor benefits from two double bedrooms with the master featuring en-suite shower room, a single bedroom and family bathroom suite. The West facing private rear Garden boasts patio, lawn and wooden shed to rear. This property is very well kept by the current vendors and viewings are highly recommended.

- Three Bedrooms
- Driveway for Two Cars
- Council Tax Band: E
- Detached House
- Well Presented
- EPC Rating: D

Front

Driveway to front for two cars, single garage with up and over door (currently converted to study).

Entrance Hall

UPVC double glazed front door, spacious entrance hall and internal door to cloakroom. Access into lounge.





Cloakroom

White toilet and sink and double glazed window to front. Radiator to wall.

Lounge

17'06 x 15'06 (5.33m x 4.72m)
Large lounge with feature double glazed bay window to front allowing plenty of natural light, radiator to wall and stairs to first floor. Opening to kitchen.

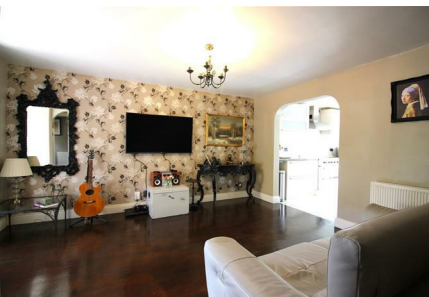
Kitchen

15'06 x 11'02 (4.72m x 3.40m)
Impressive modern fitted kitchen with a range of wall and base units with centre island. The kitchen benefits from large range cooker, integrated dishwasher, radiator to wall, storage cupboard and access to utility area. Opening to conservatory and side door allowing access to parking.



Conservatory

8'03 x 16'08 (2.51m x 5.08m)
Quarter brick construction with UPVC double glazed windows and doors leading to private garden. Access to study.



Study

8'02 x 17'09 (2.49m x 5.41m)
Spacious study (converted from Garage). Double glazed window overlooking rear garden. Potential to be used for dining room/playroom.



Utility Room

4'09 x 7'09 (1.45m x 2.36m)
Plumbing for appliances, ample worktop and storage space.



Landing

Double glazed window, airing cupboard and loft hatch.
Internal doors to bedrooms and family bathroom.



Bedroom One

12'01 x 8'04 (3.68m x 2.54m)

Large double bedroom with double glazed window and radiator to wall. Ample wardrobe space and internal door to en-suite.

En-Suite

4'05 x 6'10 (1.35m x 2.08m)

Recently re-decorated En-Suite benefitting from large mirror, shower cubicle, toilet and vanity sink. Radiator to wall, extractor fan and double glazed window.

Bedroom Two

9'01 x 9'02 (2.77m x 2.79m)

Double bedroom with built in wardrobes, double glazed window and radiator to wall.

Bedroom Three

9'04 x 6'11 (2.84m x 2.11m)

Generously sized single bedroom with double glazed window and radiator to wall.

Bathroom

6'05 x 6'01 (1.96m x 1.85m)

Luxury fitted family bathroom suite with bath, sink and toilet. Double glazed window, radiator to wall and extractor fan.

Garden

Private West facing garden benefitting from lawn, patio and wooden shed to rear. Access to front.

Local Area

Challinor is located in the ever popular Church Langley development and is situated close to local amenities and schooling.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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