



Challinor | Church Langley | Harlow | CM17 9XD

Asking Price £449,950



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A THREE BEDROOM LINK DETACHED HOME with driveway and garage. The ground floor comprises of an entrance hall with WC, spacious lounge with bay window and open plan dining room. The fitted kitchen is well presented with integral access into the garage. Upstairs benefits with two double bedrooms, a single bedroom, ensuite bathroom and family bathroom suite. The rear garden is split with patio and turf. The property is available with no onward chain. Viewings advised.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: E
- Link Detached Home
- Popular Location
- EPC Rating: TBC

Front

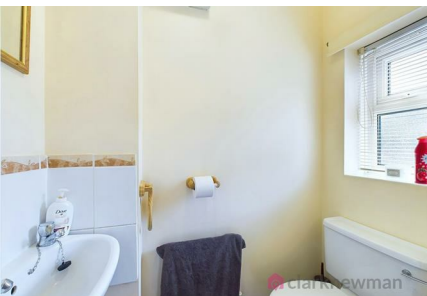
Blue double glazed door to entrance hall. Shingle front with small decorative shrubs. Tarmac driveway with blue up and over door to garage.

Entrance Hall

8'00" x 3'04" (2.44m x 1.02m)

Double glazed door to front. Radiator to wall. Stairs to first floor. Internal doors to WC and living room.





WC

5'00" x 2'09" (1.52m x 0.84m)

UPVC double glazed window to front. White WC and sink to wall. Radiator to wall. Internal door to entrance hall.

Living Room

17'00" x 12'04" (5.18m x 3.76m)

UPVC double glazed bay window to front, two radiators to walls. Feature fireplace and surround. Open plan to dining area. Internal door to entrance hall.

Dining Area

11'00" x 8'00" (3.35m x 2.44m)

UPVC double glazed doors to garden, radiator to wall. Internal door to kitchen. Open plan to living room.

Kitchen

11'00" x 7'02" (3.35m x 2.18m)

UPVC double glazed window to rear aspect. Fitted kitchen with a range of wall and base units. Space for appliances including fridge freezer, washing machine and freestanding cooker. Gas boiler to wall. Internal doors to dining room, garage and under stairs storage cupboard.

Landing

11'00" x 6'02" (3.35m x 1.88m)

Stairs to ground floor. Loft hatch. Internal doors to bedrooms, family bathroom and airing cupboard.

Bedroom One

12'00" x 8'04" (3.66m x 2.54m)

UPVC double glazed window to rear aspect, radiator to wall. Internal doors leading to landing and ensuite.

Ensuite

4'00" x 6'10" (1.22m x 2.08m)

UPVC double glazed window, radiator to wall. White WC, vanity sink with shower below and shower cubicle with thermostatically controlled shower. Shaver socket to wall. Internal door to bedroom.



Bedroom Two

11'00" x 8'09" (3.35m x 2.67m)

UPVC double glazed window to front, radiator to wall.

Internal door to landing.

Bedroom Three

9'00" x 6'09" (2.74m x 2.06m)

UPVC double glazed window to rear aspect, radiator to wall.

Internal door to landing.

Family Bathroom

6'00" x 6'04" (1.83m x 1.93m)

UPVC double glazed window to front aspect. White three piece suite consisting of vanity sink, WC and bath with shower mixer taps. Radiator to wall. Internal door to landing.

Garage

18'00" x 8'06" (5.49m x 2.59m)

The garage has a partitioned wall creating two separate rooms; the front as the garage and the rear is currently being used as a gaming room but has not been officially converted to a usable room (see floorplan). Up and over door to front. External door to kitchen and garden.

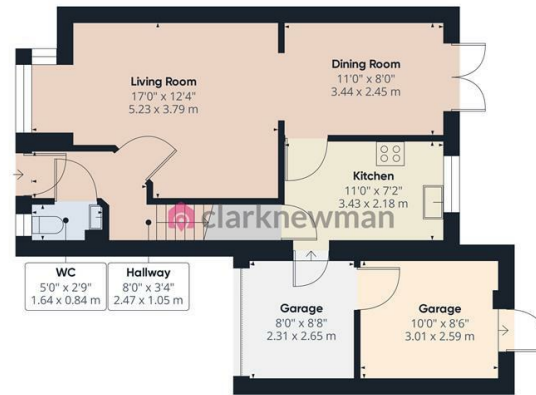
Garden

Large fenced patio area with timber gate to lawn. Timber shed at rear. External door into garage, double glazed doors to dining room.

Local Area

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





Floor 0



Floor 1

clarknewman

Approximate total area¹⁾
955.84 ft²
88.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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