



## Challinor, Church Langley, CM17 9XE

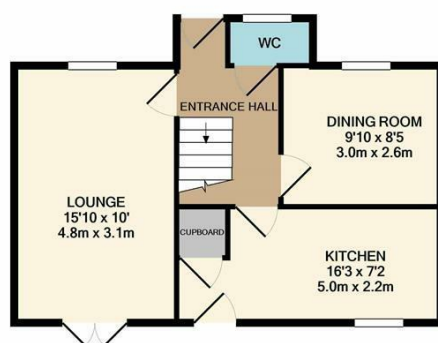
### £385,000 Freehold

- Three Bedrooms
- Detached Family Home
- Garage & Driveway
- Two Receptions
- CHAIN FREE
- En-Suite To Master

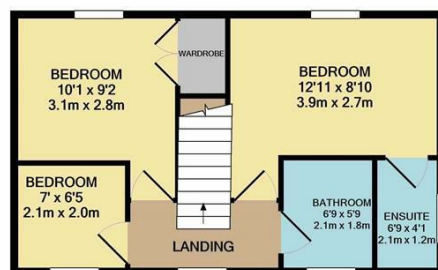
# Challinor, Church Langley, CM17 9XE

## £385,000 Freehold

Offered with NO ONWARD CHAIN is this three bedroom detached home with a garage and driveway. The property comprises an entrance hallway leading to a large lounge, modern kitchen with a range of fitted wall and base units, dining room and a cloakroom/WC. On the first floor are three bedrooms, with an en-suite to the master and a family bathroom with a three piece suite. The rear garden is mainly laid to astro turf with a patio area, side access and access into the garage. Challinor is found just off Old Hall Rise, within walking distance of excellent local schools, shops and open fields.



GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.7 SQ.M.)

CH/REYLANDJOHNSON  
TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.