



Challinor, HARLOW CM17 9XD



welcome to

Challinor, HARLOW

Located in the popular Church Langley development is this stunning FIVE bedroom detached property which has been finished to a superb standard throughout. Benefits include a re-fitted modern kitchen/diner, cloakroom with downstairs WC and two en-suite bathrooms.



- Accommodation Overview –

Cloakroom

Wash hand basin with vanity unit, wc and tiled floor.

Lounge

13' 3" x 13' 3" (4.04m x 4.04m)

Feature fireplace, coved ceiling and wooden flooring.

Reception Room 3 / Bedroom 5

12' 4" x 8' (3.76m x 2.44m)

Window to front aspect, sliding door to en-suite.

Currently used as a bedroom, but could be dining room, office or re-converted back to a garage.

En-Suite

Wet room with window to side aspect, wash hand basin and wc,

Kitchen / Family Room

25' 4" x 17' 3" (7.72m x 5.26m)

Bi-fold doors leading to the rear, skylight window, base and wall units with work surfaces, breakfast island with sink, built in oven and grill, dishwasher, 5 ring hob with extractor fan and wooden flooring.

Utility Room

Door to side aspect, plumbing for washing machine, space for tumble dryer and boiler.

- First Floor -

Bedroom 1

13' 3" max x 11' 4" max (4.04m max x 3.45m max)

Window to front aspect, fitted wardrobes, radiator and carpeted.

En-Suite

Window to front aspect, shower cubicle, wash hand basin, wc and fully tiled.

Bedroom 2

13' 6" x 8' 8" (4.11m x 2.64m)

Window to front aspect and window to side aspect, radiator and carpeted.

Bedroom 3

11' 4" x 9' 4" (3.45m x 2.84m)

Window to rear aspect, radiator and carpeted.

Bedroom 4

8' 8" x 8' 8" (2.64m x 2.64m)

Window to rear aspect, radiator and carpeted.

Bathroom

Window to rear aspect, bath with mixer tap, wash hand basin, wc, heated towel rail and fully tiled.



view this property online williamhbrown.co.uk/Property/HLO104242



welcome to

Challinor, HARLOW

- Four/Five bedrooms
- Detached
- Beautifully presented
- Two en-suits
- Beautiful kitchen/diner

Tenure: Freehold EPC Rating: C

offers in the region of

£565,000



Total floor area: 117.2 sq ft (1,082 sq ft) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any half floor areas), openings and circulation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not constitute part of any agreement. No liability is taken for any errors, omission or misstatement. Supply may vary upon its own experience. Powered by www.bondlodge.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HLO104242



Property Ref:
HLO104242 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01279 433469



harlow@williamhbrown.co.uk



15 Broad Walk, HARLOW, Essex, CM20 1HX



williamhbrown.co.uk