



Challinor, CM17 9XA  
Harlow





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Kings Group - Church Langley are delighted to offer For Sale, this THREE BEDROOM DETACHED HOUSE with driveway and garage on Challinor.

Located on the popular Church Langley development on the edge of Harlow, this property is comprised of three bedrooms, two bathroom, two receptions and kitchen.

The property sits within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as sought after secondary schools including Leventhorpe & Mark Hall Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. Nearby are a number of local shops and amenities including Tesco supermarket & Kiddi Caru day nursery. A great family home, this property should not be missed. To arrange a viewing, please do not hesitate to get in touch.

Kings Group - Church Langley are delighted to offer For Sale, this THREE BEDROOM LINK DETACHED HOUSE with driveway and garage on Challinor.

Located on the popular Church Langley development on the edge of Harlow, this property is comprised of three bedrooms, two bathroom, two receptions and kitchen.

The property sits within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as sought after secondary schools including Leventhorpe & Mark Hall Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. Nearby are a number of local shops and amenities including Tesco supermarket & Kiddi Caru day nursery. A great family home, this property should not be missed. To arrange a viewing, please do not hesitate to get in touch.

## Offers In The Region Of £450,000



- **THREE BEDROOM LNIK DETACHED HOUSE**
- **GARAGE**
- **CHAIN FREE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

- **DRIVEWAY**
- **DOWNSTAIRS WC**
- **EASE OF ACCESS TO M11 & A414**
- **CATCHMENT AREA FOR LOCAL SCHOOLS**

**Downstairs Shower Room 5'35 x 3'05 (1.52m x 1.04m)**

Double glazed window to front aspect, single radiator, carpeted flooring, wash basin with mixer tap, low level W.C.

**Reception 14'50 x 12'26 (4.27m x 3.66m)**

Double glazed bay window to front aspect, textured ceiling, carpeted flooring, phone point, TV aerial, power points.

**Dining Room 12'14 x 7'92 (3.66m x 2.13m)**

Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring, power points, double glazed patio door leading to garden.

**Kitchen 11'23 x 7'14 (3.35m x 2.13m)**

Double glazed window to rear aspect, single radiator, lino flooring, tiled splash backs, base and wall units with roll top, electric over and hob, extractor fan, drainer unit sink, space for washing machine, plumbing for dishwasher and washing machine, textured ceiling, power points.

**Family Bathroom 6'26 x 6'16 (1.83m x 1.83m)**

Double glazed window to front aspect, textured ceiling, tiled walls, single radiator, carpeted flooring, extractor fan, electric shower, vanity unit under wash basin, low level W.C.

**Bedroom One 12'12 x 8'30 (3.66m x 2.44m)**

Double glazed window to side aspect, textured ceiling, double radiator, carpeted flooring, built in wardrobes, phone point, TV aerial point, power points.

**En Suite 4'90 x 7'54 (1.22m x 2.13m)**

Double glazed window to side aspect, single radiator, textured ceiling, part tiled walls, carpeted flooring, electric shower, vanity unit under wash basin, low level W.C.

**Bedroom Two 9'11 x 8'92 (3.02m x 2.44m)**

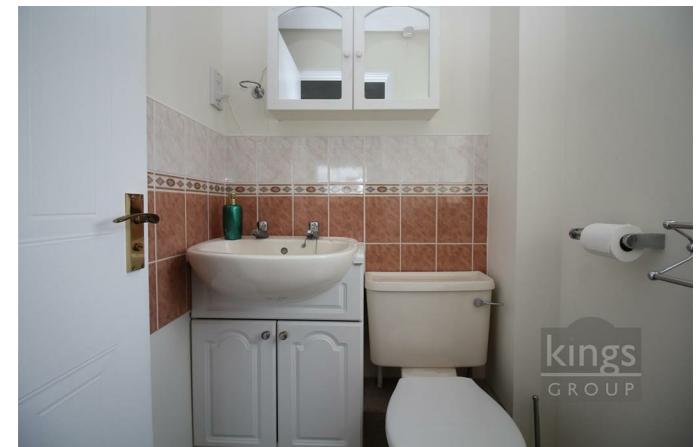
Double glazed window to front aspect, single radiator, carpeted flooring, built in wardrobe, power points.

**Bedroom Three 8'58 x 6'81 (2.44m x 1.83m)**

Double glazed window to rear aspect, textured ceiling, carpeted flooring, phone point, power points.

**Garage**

electric door leading to garden



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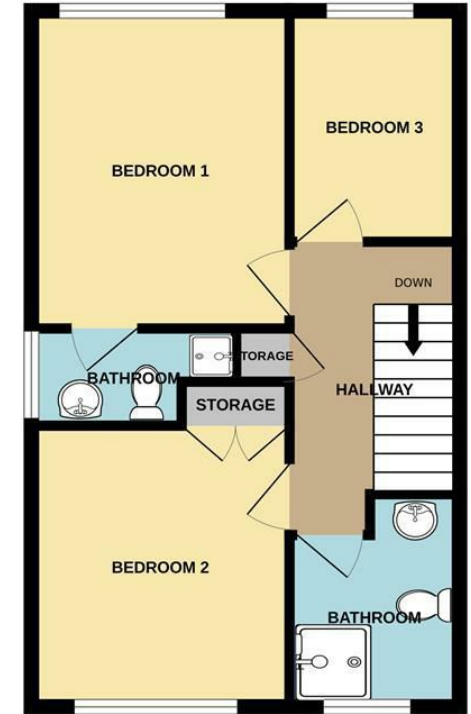
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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