



Challinor, CM17 9XA  
Harlow









# Challinor, CM17 9XA

Kings Group - Church Langley are delighted to present to the market on a CHAIN FREE BASIS, this Three Bedroom Detached Family Home situated within the highly desirable Church Langley development, Challinor.

To the ground floor, you will be greeted by an entrance hall leading through to the spacious family lounge creating an inviting atmosphere for relaxation and entertainment. The well-appointed kitchen features a range of wall and base units, providing ample storage and workspace, while the adjacent dining room offers a welcoming space for family meals and gatherings. The conservatory extends the living space, offering a seamless transition between indoor and outdoor living. The ground floor boasts a cloakroom adding practicality to the layout.

To the first floor, you will find a spacious landing benefiting from an airing cupboard and access to the loft. There is two well proportioned bedrooms and a further smaller bedroom. The master bedroom has the luxury of an en-suite and fitted wardrobes. The family bathroom benefits from having a three piece suite.

This family home benefits from a garage and driveway, parking dilemmas become a thing of the past, offering ample space for multiple vehicles. The inclusion of a garage also provides additional storage options.

Challinor is conveniently situated within close proximity to local shops and amenities such as Tesco's Supermarket and a doctors surgery. The property is within the catchment area to sought after Primary Schools & Secondary such as; Henry Moore Primary School & Mark Hall Academy catering to families seeking quality education for their children. There is ease of access to the M11 & M25 providing direct links into London, Cambridge

## Offers In The Region Of £454,000



- **THREE BEDROOM DETACHED HOUSE**
- **EN-SUITE TO THE MASTER BEDROOM**
- **GARAGE & DRIVEWAY**
- **CLOSE TO LOCAL SCHOOLS & AMENITIES**
- **COUNCIL TAX BAND: E**

**Lounge 13'6 x 13'0 (4.11m x 3.96m)**

Double glazed windows to the front aspect, textured ceiling, single radiator, laminate flooring, storage cupboard, phone point TV Aerial point, power points.

**Dining Room 9'10 x 7'9 (3.00m x 2.36m)**

Double glazed doors to the rear aspect, textured ceiling, single radiator, laminate flooring power points.

**Kitchen 11'10 x 9'5 (3.61m x 2.87m)**

Double glazed windows to the rear aspect, single radiator, tiled flooring, tiled splash backs, a range of wall and base units, space for cooker, electric hob, electric oven, hood extractor, double drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, door leading to garden, power points, boiler.

**Conservatory 9'9 x 6'11 (2.97m x 2.11m)**

Double glazed windows to side and rear aspect, carpeted flooring, power point, door leading to garden.

**Cloakroom**

Double glazed windows to front aspect, tiled flooring, tiled splash backs, wash basin, low level W.C.

**Bedroom One 12'9 x 9'10 (3.89m x 3.00m)**

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, TV aerial point, power points.

**En-suite**

Double glazed windows to the side aspect, coved and textured ceiling, spotlights, tiled splash backs, heated towel rail, extractor fan, shower cubicle with thermostatically controls, wash basin with mixer taps and vanity unit, low level W.C, shaver point.

- **CHAIN FREE**
- **DOWNSTAIRS CLOAKROOM**
- **SOUTH FACING REAR GARDEN**
- **QUIET CUL-DE-SAC LOCATION**
- **EPC RATING: D**

**Bedroom Two 10'8 x 10'5 (3.25m x 3.18m)**

Double glazed windows to the front aspect, textured ceiling, single radiator, carpeted flooring, power points.

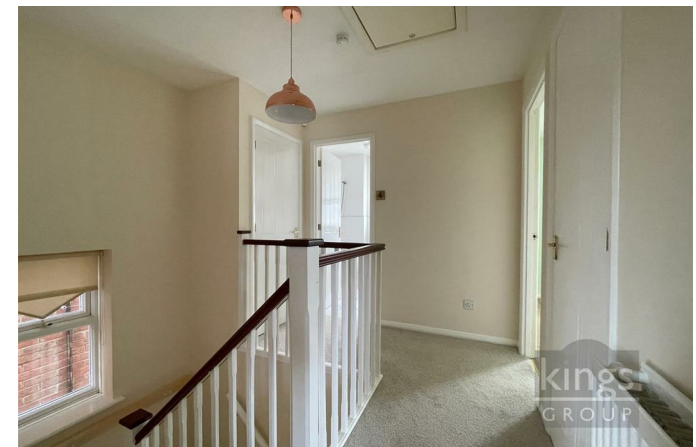
**Bedroom Three 9'2 x 7'5 (2.79m x 2.26m)**

Double glazed windows to the front aspect, textured ceiling, single radiator, carpeted flooring, power points.

**Family Bathroom**

Double glazed windows to the rear aspect, textured ceiling, tiled splash backs, double radiator, tiled flooring, extractor fan, panel enclosed bath with shower attachment shaver point.

**Garage 17'11 x 9'6 (5.46m x 2.90m)**







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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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