



Challinor, CM17 9XD
Church Langley





Challinor, CM17 9XD

Kings Group - Church Langley are delighted to offer For Sale, this FOUR BEDROOM DETACHED HOUSE on Challinor. Located on the popular Church Langley development on the edge of Harlow, this property is comprised of three bedrooms, with en-suite to the master, family bathroom, lounge, kitchen/diner, lounge, conservatory and downstairs WC. The property also benefits from an approx 25ft rear garden and a garage to the side which has been converted into a utility room and fourth bedroom. The house 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 DETACHED FAMILY HOME on Challinor located on the ever so popular Church Langley development.

This immaculate family home is comprised of three well proportioned bedrooms boasting an en-suite to the master bedroom and a good size family bathroom which has been well maintained.

The property comprises an entrance hall with a cloakroom leading in to the spacious family lounge which the current owners have presented very well. The kitchen has a modern finish which has recently been fitted with a brand new induction range cooker, adjacent to this you will find a breakfast bar. The kitchen also benefits from having a range of wall and base units and a separate utility room. The property benefits from having a conservatory with

£465,000



- Immaculate Three Bedroom Detached Family Home
- Driveway & Parking for two cars to the side of the property
- Downstairs Cloakroom
- Catchment of Church Langley & Henry Moore Primary Schools
- Utility Room

Entrance Hallway 3'2 x 5'6 (0.97m x 1.68m)

Solid wood flooring, door leading to downstairs WC.

Downstairs WC 2'8 x 5'5 (0.81m x 1.65m)

Double Glazed front aspect opaque window, radiator, wash basin with mixer tap and vanity unit underneath, low level WC, partially tiled walls.

Lounge 16' x 16'8 (4.88m x 5.08m)

Double Glazed front aspect bay window, solid wood flooring, stairs leading to first floor landing, telephone point, power points, TV aerial point, radiator.

Kitchen 16'0 x 11'10 (4.88m x 3.61m)

Double Glazed rear aspect window, central island with storage cupboards and drawers, tiled flooring, partially tiled walls, integrated electric oven and five ring induction hob, integrated chimney style extractor fan, integrated dishwasher, drainer unit, plumbing for washing machine, range of wall and base units with flat top work surfaces, power points, side aspect door exiting the property, under stairs storage cupboard, opening leading to conservatory.

Utility Room 7'7 x 4'8 (2.31m x 1.42m)

Tiled flooring, power points, wall units, plumbing for washing machine, space for fridge freezer.

Conservatory 16'0 x 8'3 (4.88m x 2.51m)

Double Glazed rear and side aspect windows, porcelain tiled flooring, power points, door leading to fourth bedroom/office, double glazed French doors opening onto garden.

First Floor Landing 10'9 x 6'1 (3.28m x 1.85m)

Carpeted flooring, loft access, airing cupboard.

Bedroom One 11'10 x 8'4 (3.61m x 2.54m)

Double Glazed rear aspect windows, carpeted flooring, radiator, power points, telephone point, TV aerial point.

• **Converted Garage into a Study Room**

- En-suite to Master Bedroom
- Complete Chain
- Ease of Access to A414 & M11

• **Conservatory**

En-Suite 6'9 x 4'5 (2.06m x 1.35m)

Double Glazed side aspect opaque windows, tiled flooring, walk in shower cubicle with thermostatically controlled shower, low level WC, wash basin with vanity unit underneath, partially tiled walls.

Bedroom Two 9'3 x 9'10 (2.82m x 3.00m)

Double Glazed front aspect windows, carpeted flooring, fitted / built in wardrobes, power points, radiator.

Bedroom Three 8'7 x 6'9 (2.62m x 2.06m)

Double Glazed rear aspect windows, stripped wood flooring, radiator, power points.

Family Bathroom 8'0 x 6'1 (2.44m x 1.85m)

Double Glazed front aspect opaque window, tiled flooring, tiled walls, tile enclosed bath with mixer tap, single radiator, hand wash basin, low level WC.

Converted Garage - Study Room 17'7 x 8'2 (5.36m x 2.49m)

Double Glazed rear aspect window, manufactured stripped wood flooring, radiator, power points.

Garden (Approx 30ft)

Approx 30ft West facing rear garden with side access, patio to immediate rear of the property with the remainder laid to lawn.

Flood Risk: Low

Build: Standard Construction

Tenure: Freehold

Parking: 2 Car Driveway

Garage: Has been converted into an office/study room. can be converted back in to a Garage

Council Tax Band: E

EPC Rating: D

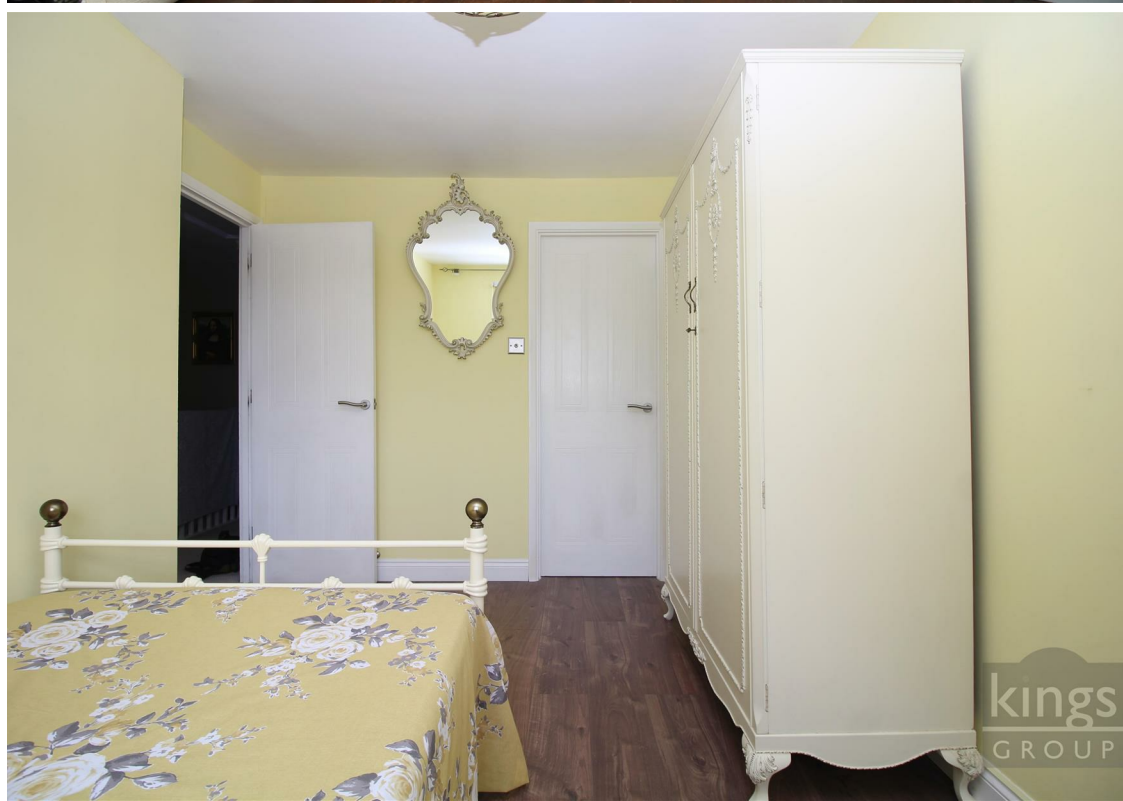




kings
GROUP



kings
GROUP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	80		78
	62		58
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix ©2021

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.

Unit 4, Church Langley Way, Harlow,
 Essex, CM17 9TE
 T: 01279 410084
 E:
www.kings-group.net

