

Challinor, CM17 9XB
Harlow

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Kings Group are pleased to present this immaculately maintained TWO BEDROOM END OF TERRACE FAMILY HOME, ideally situated in a quiet and sought-after cul-de-sac within Challinor, Church Langley. Offering a superb opportunity for FIRST TIME BUYERS or those looking to downsize, the property benefits from a private driveway providing off-street parking for two vehicles.

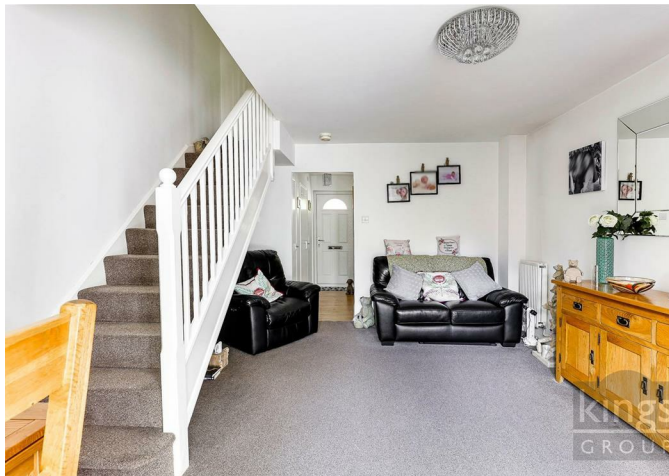
Upon entering the property, you are welcomed by a bright and spacious entrance hall that leads to a modern fitted kitchen, complete with a comprehensive range of wall and base units. A convenient downstairs cloakroom adds to the practicality of the ground floor. To the rear, a well-proportioned lounge/diner provides a versatile living space with French doors opening onto a beautifully presented, low-maintenance east-facing garden—perfect for both relaxing and entertaining.

The first floor comprises two generously sized double bedrooms and a contemporary family bathroom featuring a three-piece suite. Externally, the rear garden is mainly laid to lawn with a patio area and benefits from side access.

Conveniently located within close proximity to local schools, shops, and essential amenities, the property also offers excellent transport connections via the M11 and M25, with direct links to London, Cambridge, and Stansted Airport.

Early viewing is highly recommended—contact Kings Group today to arrange an appointment.

Offers In The Region Of £350,000



- **TWO BEDROOM END OF TERRACE HOME**
- **DOWNSTAIRS CLOAKROOM**
- **EAST FACING SECLUDED REAR GARDEN**
- **IDEAL FIRST TIME PURCHASE**
- **CLOSE TO M11/M25**

Challinor

Challinor is a residential street situated within the Church Langley development. This area is known for its family-friendly environment, properties in Challinor are conveniently located near local amenities, including schools, shops, and transport links. Challinor residents benefit from proximity to various amenities, including junior and senior schools, nurseries, supermarkets, and shops. The area offers convenient access to Harlow Town and Harlow Mill train stations, providing direct links to London, Cambridge, and Stansted Airport. Additionally, the M11 motorway is easily accessible, facilitating commutes to surrounding areas

Entrance Hall

Laminate flooring, power points, storage cupboard.

Cloakroom 2'54 x 5'57 (0.61m x 1.52m)

Single radiator, tiled flooring, extractor fan, tiled splash backs, wash basin with vanity unit underneath, low level W.C.

Lounge/Diner 12'67 x 15'05 (3.66m x 4.70m)

Double glazed French doors to the rear aspect, double radiator, carpeted flooring, TV aerial point, power points.

Kitchen 6'44 x 8'00 (1.83m x 2.44m)

Double glazed windows to the front aspect, tiled flooring, tiled splash backs, a range of wall and base units with flat top work surfaces, electric oven, gas hob, hood extractor fan, double drainer unit, space for fridge freezer, plumbing for washing machine, power points

Landing

Carpeted flooring, power points, loft access.

- **DRIVEWAY FOR TWO CARS**
- **TWO DOUBLE BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **VIEWING IS HIGHLY RECOMMENDED**

Bedroom One 12'66 x 8'08 (3.66m x 2.64m)

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

Bedroom Two 12'64 x 8'30 (3.66m x 2.44m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, built in storage cupboard, power points.

Family Bathroom 6'08 x 6'40 (2.03m x 1.83m)

Double glazed window to the side aspect, tiled splash backs, tiled flooring, panel enclosed bath with mixer tap and shower attachment, wash basin with separate tap with vanity unit underneath, low level W.C, shaver point.

Garden

East facing, mainly laid to lawn with patio area, wooden fence panels, side access.

Schools/Transport Links

Primary Schools:

Newhall Primary Academy (0.45 miles), Church Langley Community Primary School (0.76 miles)

Secondary School:

St Nicholas School (0.8 miles), Mark Hall Academy (1.05 miles)

Train stations:

Harlow Mill Rail Station (1.65 miles), Harlow Town Rail Station (2.48 miles)

Motorways:

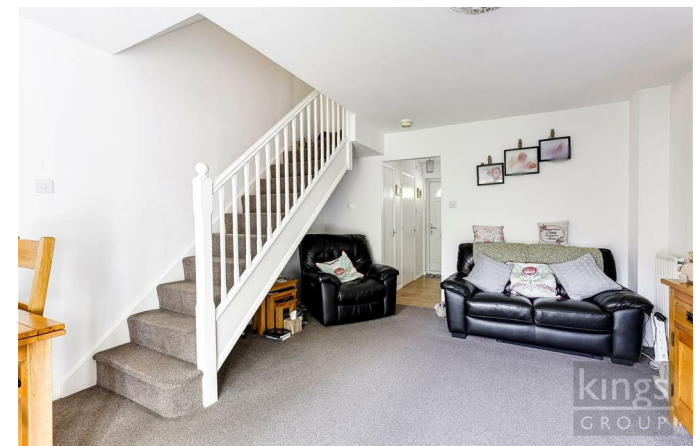
M11 J7A (1.37 miles), M11 J7 (1.86 miles)

Tenure: Freehold

Build: Standard Construction - Brick and tile

Flood Risk: Rivers & Seas: Low, Surface water: high

Parking: Driveway for two cars





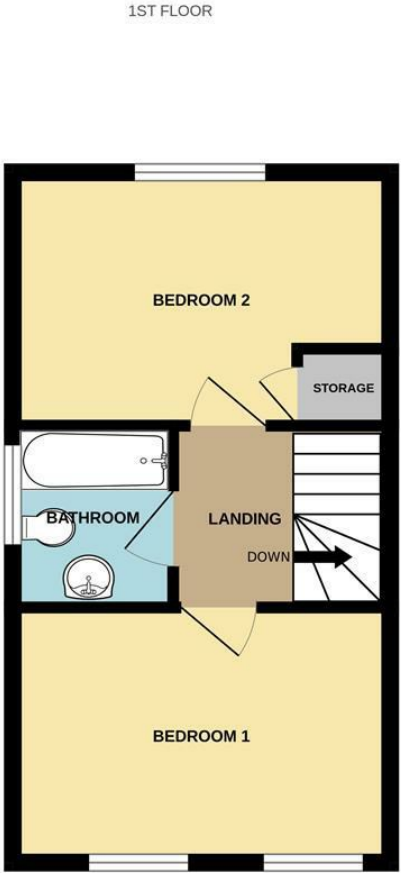
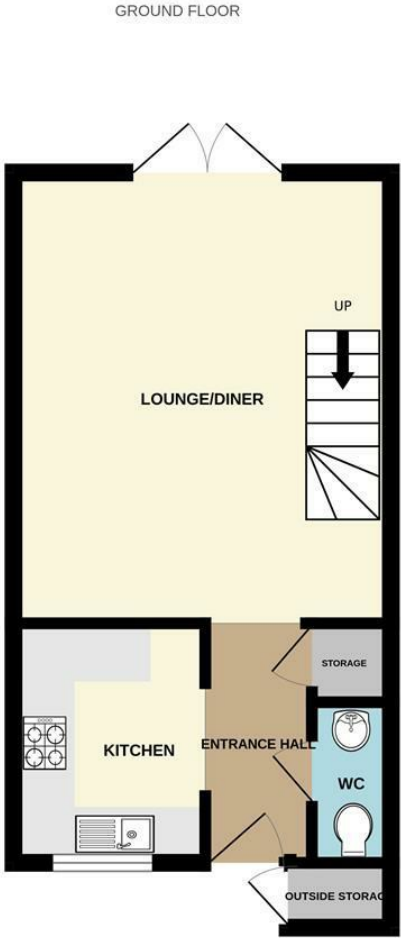


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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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.

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

