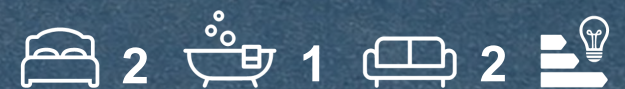




Challinor, Harlow, CM17 9XE  
Guide Price £335,000

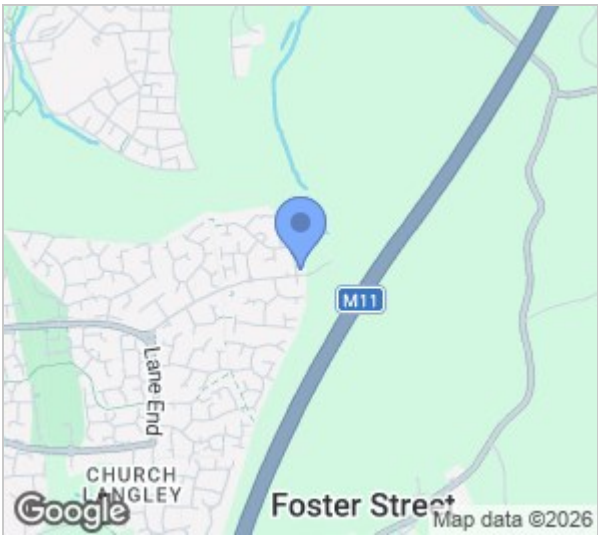
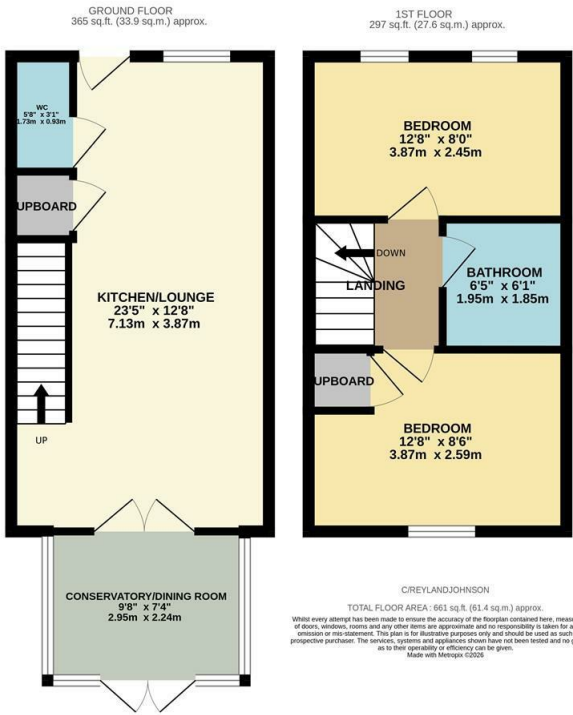




# Challinor, Harlow, CM17 9XE

**\*\*Guide Price £335,000 to £350,000\*\***

Located at the end of a quiet cul-de-sac in the popular Church Langley development is this well presented, two double bedroom home, with a modern open plan layout. As you enter the entire ground floor has been open up to create a lounge area and a modern kitchen with a range of wall and base units plus integrated appliances and underfloor heating, a conservatory/dining room, plus there is a cloakroom/WC. Upstairs there are two double bedrooms, both of which have fitted wardrobes and a stunning family bathroom with a white three piece suite. Outside, the rear garden has been patioed throughout, with an outbuilding and pergola, with side access leading out to one allocated space, with the other to the front of the property. Challinor is located at the top of Church Langley, within walking distance of excellent local schools, shops and open fields.



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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.