



Challinor, CM17 9XA
Harlow





Tucked away in a peaceful cul-de-sac within the ever-popular Church Langley development in Challinor, this EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME offers the perfect blend of space, style and location. With attractive kerb appeal, a well-maintained front garden, driveway parking for two/three cars and a garage with up-and-over door, this property immediately impresses from the outset. Set within easy reach of local shops, sought-after schools and everyday amenities – and with superb access to the M11 and M25 for direct routes to London, Stansted and Cambridge.

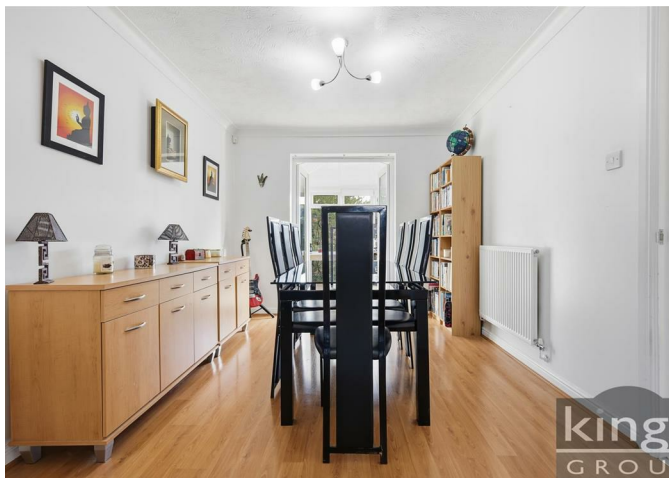
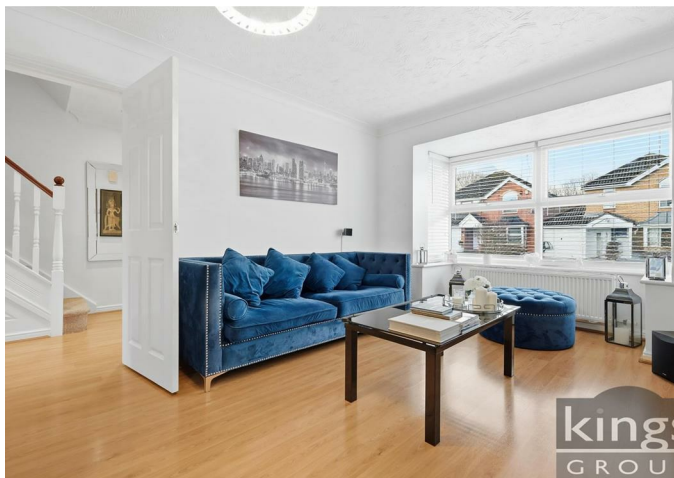
Step inside and you are greeted by an inviting entrance hall that sets the tone for the generous accommodation beyond. The spacious, light-filled lounge features a beautiful bay window, creating a warm yet elegant living space perfect for relaxing or entertaining. Flowing seamlessly into the separate dining room, the layout is ideal for hosting family gatherings and dinner parties. The modern fitted kitchen is stylish and practical, offering a range of wall and base units with ample storage and preparation space. A separate utility room with drainer unit and direct access to the garden adds everyday practicality, while the conservatory provides a wonderful additional reception area with doors opening onto the garden. A convenient ground floor cloakroom completes the impressive downstairs layout.

Upstairs, this home continues to shine with four generously proportioned bedrooms. The master suite is a true retreat, benefiting from built-in wardrobes and a private en-suite shower room. A second spacious double bedroom, along with two further well-sized bedrooms, offers flexible accommodation for growing families, guests or home working. The contemporary family bathroom is beautifully presented with a modern three-piece suite,

The secluded East facing rear garden provides a fantastic outdoor sanctuary, mainly laid to lawn with a decked seating area ideal for entertaining, barbecues and relaxing evenings.

Challinor, Church Langley

Guide Price £550,000



- * **GUIDE PRICE £550,000 - £580,000 ***
- **DRIVEWAY FOR THREE/FOUR CARS & GARAGE**
- **UTILITY ROOM**
- **EN-SUITE TO THE MASTER BEDROOM**
- **CONSERVATORY**

Property Information

Tenure: Freehold

Build: Standard Construction

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Parking: Garage (up and over door) Driveway for Three/Four Cars

Local Authority - Harlow Council (Council Tax Band: F - Estimate £3,202 Per Annum)

Entrance Hall

Single radiator, laminate flooring, power points

Lounge 10'93 x 18'06 (3.05m x 5.64m)

Double glazed bay window to the front aspect, double glazed window to side aspect, textured ceiling, double radiator, laminate flooring, power points.

Dining Room 9'37 x 11'87 (2.74m x 3.35m)

Single radiator, laminate flooring, power points.

Kitchen/Breakfast area 16'7 x 11'7 (5.05m x 3.53m)

Double glazed window to the rear, double radiator, tiled splash backs, a range of wall and base units with roll top worksurfaces, drainer unit, integrated cooker, gas hob and electric oven, space for fridge freezer, plumbing for washing machine, textured ceiling, doors leading to garden, power points

Utility Room 7'50 x 5'06 (2.13m x 1.68m)

Door to side aspect leading to garden, single radiator, roll top work surfaces, drainer unit, loft access, power points.

Conservatory 8'70 x 8'91 (2.44m x 2.44m)

Double glazed windows to the side and rear aspect, Lino flooring, power points, door leading to rear garden.

Downstairs Cloakroom 2'68 x 6'39 (0.61m x 1.83m)

Double glazed window to the front aspect, textured ceiling, tiled splash backs, laminate flooring, wash basin with mixer tap and vanity unit underneath, low level W.C.

- **FOUR BEDROOM DETACHED FAMILY HOME**
- **CUL-DE-SAC LOCATION**
- **MODERN FITTED KITCHEN & SEPARATE DINING ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **POTENTIAL TO EXTEND OVER THE GARAGE (SUBJECT TO USUAL PLANNING RESTRAINTS)**

Landing

Double glazed window to the side aspect, carpeted flooring, single radiator, power points, loft hatch, airing cupboard.

Bedroom One 8'75 x 12'12 (2.44m x 3.66m)

Double glazed window to the front aspect textured ceiling, spotlights, single radiator, built in wardrobes, power points.

En-suite 5'53 x 6'72 (1.52m x 1.83m)

Double glazed window to the side aspect, textured ceiling, spotlights, single radiator, shower cubicle with thermostatic controls, wash basin with mixer taps and vanity unit underneath , low level W.C, shaver points.

Bedroom Two 11'41 x 10'86 (3.35m x 3.05m)

Double glazed window to the rear aspect, textured ceiling, spotlights,

Bedroom Three 8'04 x 7'32 (2.54m x 2.13m)

Double glazed window to the rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

Bedroom Four 6'65 x 8'84 (1.83m x 2.44m)

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

Family Bathroom 5'56 x 6'73 (1.52m x 1.83m)

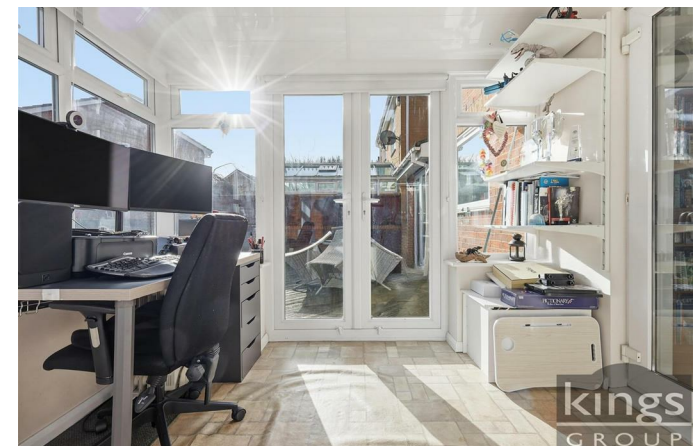
Tiled splash backs, single radiator, Lino flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash basin with mixer taps and vanity unit underneath, low level W.C, shaver point.

Rear Garden

East Facing, mainly laid to lawn with decked seating area.

Garage 8'26 x 18'24 (2.44m x 5.49m)

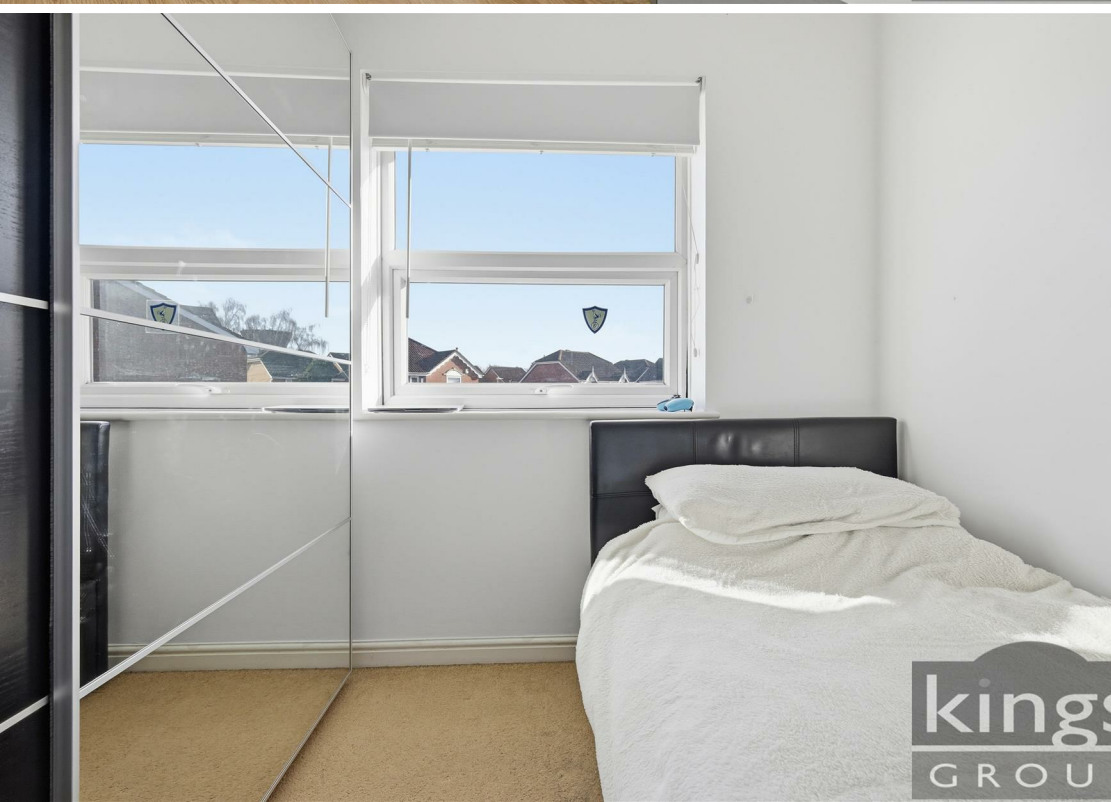
Up and over door.







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GROUP



Rank	CO2 Emissions (g/kWh)	Category
1	Very environmentally friendly - lower CO2 emissions	Current
2	(92 plus)	Current
3	(61-91)	Current
4	(69-88)	Current
5	(55-68)	Current
6	(39-54)	Current
7	(21-28)	Current
8	(1-20)	Current
9	Not environmentally friendly - higher CO2 emissions	Potential



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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