



Challinor, CM17 9XE
Harlow





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Kings Group are delighted to present to the market this WELL PRESENTED TWO BEDROOM MID TERRACE HOME in the sought-after Church Langley Development, Challinor. Boasting a private driveway for two cars.

This property would make the ideal purchase for first-time buyers looking to take their first step onto the property ladder. The home offers both comfort and convenience, situated in a quiet residential area with easy access to local amenities.

The accommodation comprises an inviting entrance hall leading into a modern fitted kitchen, complete with a range of wall and base units. The spacious lounge/diner provides a welcoming space to relax or entertain, with double doors opening out to the rear garden – perfect for summer evenings. The ground floor also benefits from a cloakroom, adding practicality for guests and everyday living.

Upstairs, you'll find two generously sized double bedrooms with the master bedroom benefiting from built-in wardrobes, and a contemporary family bathroom fitted with a sleek three-piece suite. The rear garden is mainly laid to lawn with a patio area and rear access.

This home is ideally located close to highly regarded schools, local shops, and recreational amenities. With excellent transport links to the M11 and M25, the property offers direct routes to London, Stansted Airport, and Cambridge.

Don't miss out – contact Kings Group today to arrange your viewing and avoid disappointment!

Offers In Excess Of £345,000



- **TWO BEDROOM MID TERRACE HOUSE**
- **IMMACULATELY PRESENTED**
- **SOUGHT AFTER LOCATION**

- **CLOSE PROXIMITY TO THE M11/M25**
- **VIEWING IS HIGHLY RECOMMENDED**

Challinor

Challinor is a quiet and highly sought-after cul-de-sac nestled in the heart of the popular Church Langley development, just off Church Langley Way. This well-established residential area offers a friendly community atmosphere, making it particularly appealing to families, professionals, and first-time buyers.

Residents benefit from a wide range of local amenities within walking distance, including Tesco, a pharmacy, medical Centre, and several cafés and eateries. The area is also home to a number of highly regarded schools such as Henry Moore Primary School and Church Langley Community Primary School, making it ideal for young families. Several nearby parks and green spaces offer excellent opportunities for walking, cycling, and outdoor recreation.

Challinor enjoys excellent transport connections, with easy access to the M11 and M25 providing direct routes to London, Stansted Airport, and Cambridge. Harlow Town and Harlow Mill train stations are also just a short drive away, offering convenient rail links for commuters. This combination of comfort, convenience, and connectivity makes Challinor a standout location within Church Langley.

Entrance Hall

Cloakroom 2'48 x 5'66 (0.61m x 1.52m)

Textured ceiling, tiled splash backs, single radiator, laminate flooring, extractor fan, wash basin with mixer tap and vanity unit underneath, low level W.C

Kitchen 6'55 x 7'93 (1.83m x 2.13m)

Double glazed windows to front aspect, laminate flooring,

- **DRIVEWAY FOR TWO CARS**
- **DOWNSTAIRS CLOAKROOM**
- **IN THE CATCHMENT AREA FOR SOUGHT AFTER PRIMARY AND SECONDARY SCHOOLS**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **LOW MAINTENANCE GARDEN**

tiled splash backs, integrated cooker, electric oven, electric hob, hood extractor fan, double drainer unit sink, space for fridge freezer, plumbing for washing machine, textured ceiling, power points

Lounge/Diner 12'62 x 15'05 (3.66m x 4.70m)

Double radiators, laminate flooring, TV aerial point, power points, double glazed doors leading to rear garden.

Landing

Carpeted flooring, power points, loft access.

Bedroom One 12'66 x 8'28 (3.66m x 2.44m)

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

Bedroom Two 12'60 x 8'06 (3.66m x 2.59m)

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

Family Bathroom 6'07 x 6'40 (2.01m x 1.83m)

Textured ceiling, tiled walls, single radiator, laminate flooring, extractor fan, panel enclose bath with mixer taps and shower attached, wash basin with mixer tap and vanity unit underneath, low level W.C

Garden 13'13 x 14'56 (3.96m x 4.27m)

Mainly laid to lawn with a patio area and rear access

Schools/Transport Links

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

Tenure: Freehold

Build: Standard Construction - Brick & Tile

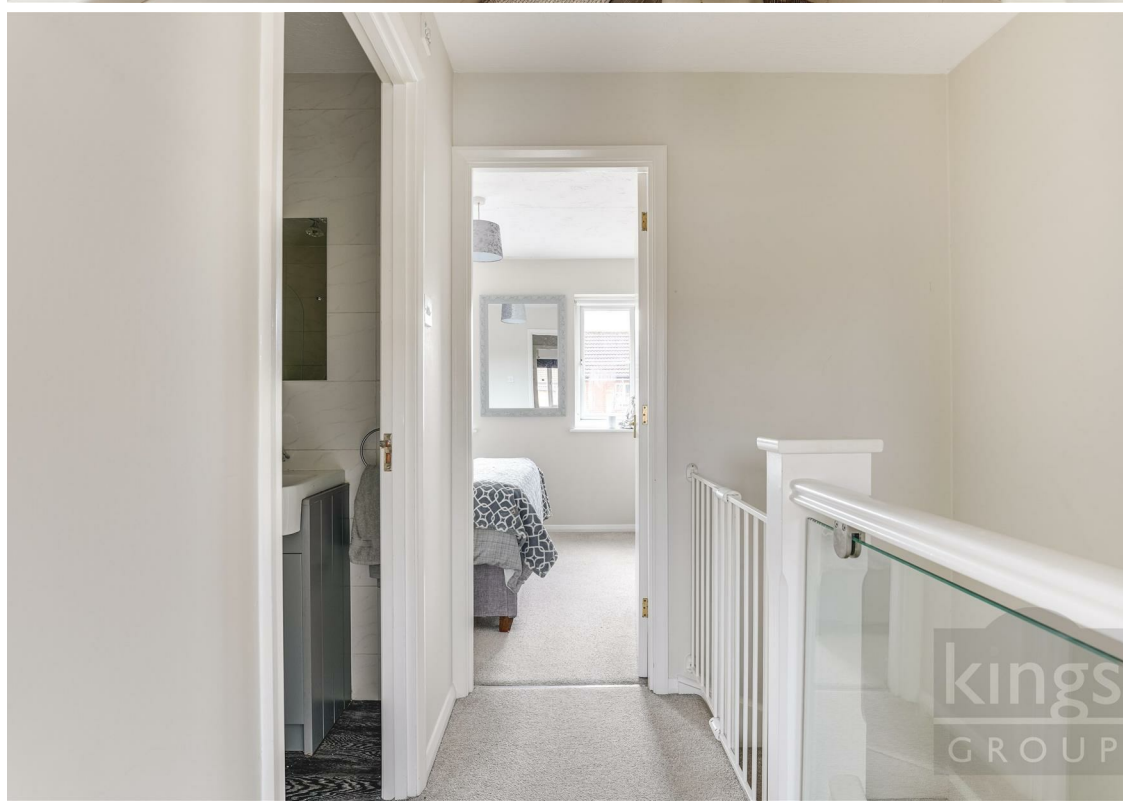
Parking: Driveway for two cars





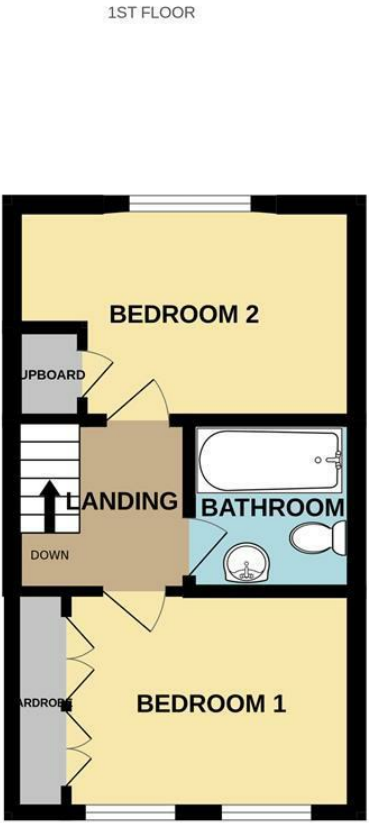
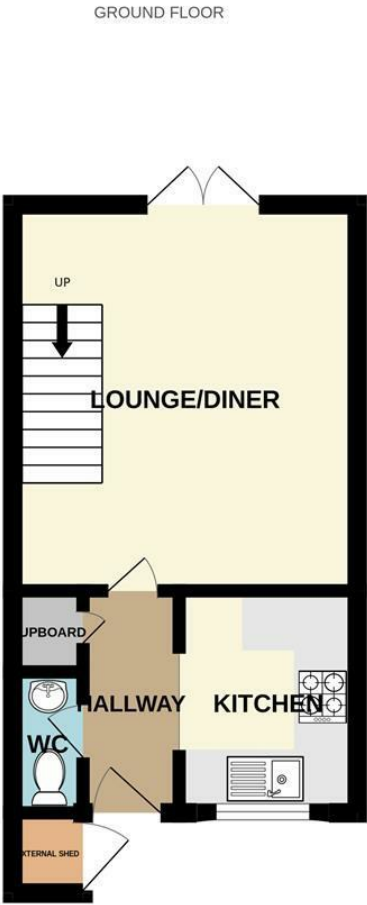
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
(29-38) F		
(1-28) 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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