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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Challinor, Harlow, CM17 9XE
£340,000

Kings Group- Church Langley are delighted to offer for sale on a chain free basis, this well maintained TWO BEDROOM MID TERRACE HOUSE on Challinor. Challinor is situated in the heart of Church Langley just of Church Langley Way.

The ground floor of this residence offers a warm welcome inviting you through an entrance hall leading to a cloakroom/W.C, a modern fitted kitchen with a range of wall and base units and a family lounge/diner with doors leading to the rear garden.

As you make your way to the first floor, you will find two well proportioned double bedrooms and a family bathroom benefiting from a three piece suit.

This family home also benefits from having a secluded rear garden with rear access, a driveway for two vehicles and an outside storage cupboard, making it a complete package for modern living.

The house falls within the catchment area of both Henry Moore & Church Langley Primary Schools as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. The house is within walking distance of a number of local shops and amenities including Tesco supermarket. There is also ease of access to the A414 & M11 providing direct links to London, Chelmsford & Stansted Airport.

Don't miss your chance to make this your dream home! To arrange a viewing, please feel free to be in touch. Viewing is highly recommended.



Cloakroom/ W.C

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, 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, boiler.

Lounge

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.

Bedroom 1

12'60 x8'06 (3.66m x2.59m)

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

Bedroom 2

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.

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

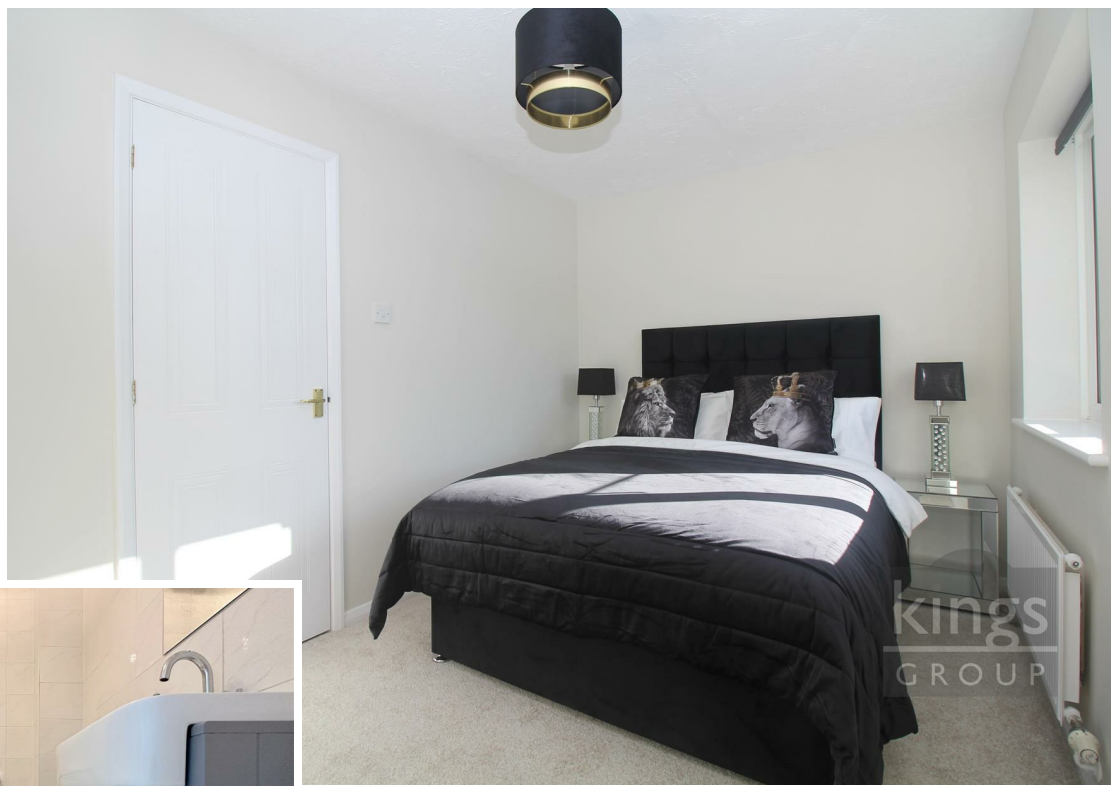
Garden

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

Mainly laid to lawn with a patio area and rear access

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

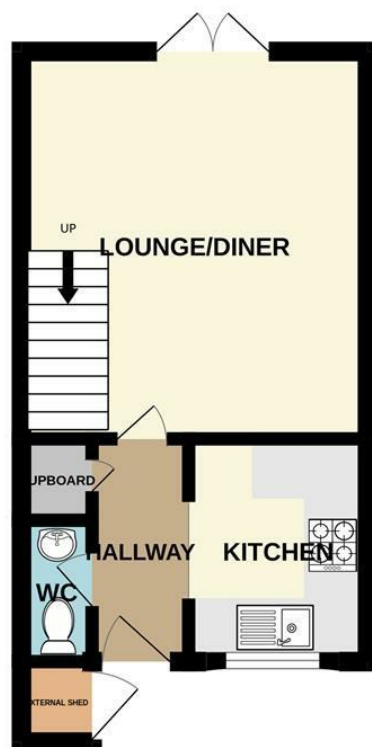
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



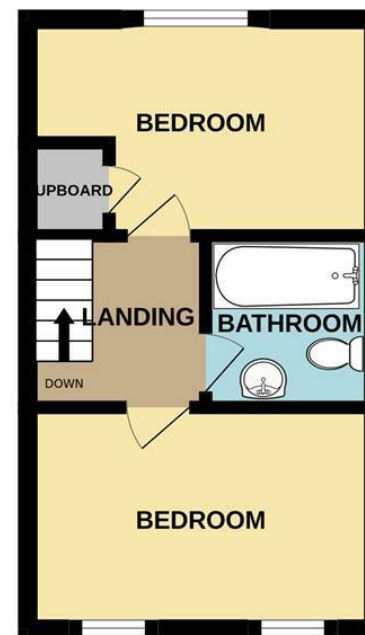


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GROUND FLOOR



1ST FLOOR



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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