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Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Challinor, Harlow, CM17 9XE
Offers In The Region Of £425,000

Kings Group - Church Langley are delighted to offer For Sale, this Three BEDROOM SEMI DETACHED HOUSE on Challinor.

Located on the popular Church Langley development on the edge of Harlow, this property is comprised of three bedrooms, family bathroom, lounge, kitchen and downstairs WC.

The property also benefits from an approx 30ft rear garden and a garage to the side. The house sits within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as sought after secondary schools including Leventhorpe & Mark Hall Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. Nearby are a number of local shops and amenities including Tesco supermarket & Kiddi Caru day nursery. A great family home, this property should not be missed. To arrange a viewing, please do not hesitate to get in touch.

Entrance Hall

Double glazed windows to side aspect, laminate flooring, ceiling rose.

Lounge

15'9 x 14'6 (4.80m x 4.42m)

Double glazed windows to the front aspect, laminate flooring, double radiator, TV aerial point, phone point, power point, textured ceiling.

Kitchen

8'8x 14'6 (2.64mx 4.42m)

Double glazed windows to the rear aspect, double radiator, laminate flooring, tiled splash backs, range of base and wall units with flat top work surfaces, integrated cooker, electric oven, gas hob, extractor hood, sink drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, double glazed doors leading to the garden.

Downstairs W.C

Double glazed opaque windows to the front aspect, single radiator, laminate flooring, vanity unit, low level flush W.C , part tiled walls.

First Floor Landing

Loft access, carpeted flooring, power points.

Bedroom One

13'7 x 8'6 (4.14m x 2.59m)

Double glazed windows to the rear aspect, carpeted flooring, fitted wardrobes, power points, textured ceiling.

Bedroom Two

11'0 x 8'6 (3.35m x 2.59m)

Double glazed windows to the front aspect, double radiator, carpeted flooring, fitted wardrobes, TV aerial point, power point,

Bedroom Three

10'3 x 5'10 (3.12m x 1.78m)

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

Bathroom

5'5 x 6'4 (1.65m x 1.93m)

Double glazed opaque windows to the rear aspect, heated towel rail, lino flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, hand wash basin with pedestal, low level flush W.C, tiled walls, coved.

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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



3 BED SEMI

Virtual aerial photograph has been made to ensure the accuracy of the floorplan (combined with measurements of doors, windows, rooms and any other items) are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as such for any prospective purchase. The materials, systems and appliances shown have not been tested and no guarantee is given to the accuracy of efficiency class for green.

