

Challinor, CM17 9XA
Harlow





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GROUP

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GUIDE PRICE £500,000 - £535,000

Kings Group are delighted to offer for sale this beautifully presented FOUR BEDROOM DETACHED FAMILY HOME, ideally positioned within a quiet cul-de-sac in Challinor, one of the most desirable locations within the highly sought-after Church Langley Development. Offered to the market CHAIN FREE, the property benefits from a driveway providing off-street parking for two vehicles and offers spacious, versatile accommodation perfectly suited to modern family living.

Upon entering, an inviting porch leads into the welcoming open-plan living space, featuring a bright and spacious family lounge enhanced by attractive bay windows that flood the room with natural light. The modern fitted kitchen is finished to a high standard with a range of sleek wall and base units, flat-top work surfaces, integrated appliances, and a Neff hob and oven. Additional ground floor benefits include a practical utility room, downstairs cloakroom, a converted garage currently used as a further reception room, and a delightful conservatory with doors opening directly onto the rear garden.

The first floor offers a generous master bedroom complete with a contemporary en-suite shower room, alongside three further well-proportioned bedrooms ideal for growing families, guests, or home working. Completing the accommodation is a stylish family bathroom featuring a luxurious standalone bathtub and modern fittings throughout.

Externally, the property enjoys a south-facing, low-maintenance rear garden with convenient side access, providing an excellent space for relaxing and entertaining. Ideally located close to local shops, highly regarded schools, parks, and everyday amenities, the home also offers excellent transport links via the M11 and M25, providing easy access to London, Stansted Airport, and Cambridge. Combining an outstanding location with versatile living accommodation, this is a home that truly needs to be viewed to be fully appreciated.

Guide Price £500,000



- **FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC LOCATION**
- **SOUTH FACING REAR GARDEN**
- **DOWNSTAIRS CLOAKROOM**
- **EN-SUITE TO THE MASTER BEDROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

Property Information

Build: Standard Construction

Tenure: Freehold

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

Garage- Converted into reception room

Parking: Driveway for two cars

Porch

Double glazed window to the front aspect, tiled flooring.

Lounge 13'63 x 15'73 (3.96m x 4.57m)

Double glazed bay window to the front aspect, single radiator, tiled flooring, power points.

Kitchen/ Diner 17'22 x 9'20 (5.18m x 2.74m)

Double glazed window to the rear aspect, single radiator, tiled flooring, a range of wall and base units with flat top worksurfaces, integrated Neff oven and hob, integrated fridge freezer, integrated dishwasher, drainer unit, bi-folding doors leading to conservatory.

Reception Room (Converted Garage) 7'91 x 11'82 (2.13m x 3.35m)

Double glazed window to the front aspect, tiled flooring, vertical single radiator, power points

Utility Room 7'88 x 3'92 (2.13m x 0.91m)

Tiled flooring, plumbing for washing machine, power points.

Downstairs Cloakroom 4'88 x 3'66 (1.22m x 0.91m)

Double glazed window to the rear aspect, tiled splash backs, tiled flooring, wash basin with mixer tap, low level W.C, single radiator.

Conservatory 14'41 x 9'58 (4.27m x 2.74m)

Double glazed window to side and rear aspect, tiled flooring, power points, doors leading to rear garden

- **BEING OFFERED FOR SALE ON A CHAIN FREE BASIS**

- **DRIVEWAY FOR TWO CARS**

- **UTILITY ROOM**

- **CONSERVATORY**

- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON, STANSTED AND CAMBRIDGE**

Landing

Wooden flooring, power points.

Bedroom One 10'21 x 13'39 (3.05m x 3.96m)

Double glazed window to the front aspect, spotlights, single radiator, laminate flooring, power points.

En-suite 6'07 x 2'91 (2.01m x 0.61m)

Double glazed window to the front aspect, laminate flooring, shower cubicle with thermostatic controls, wash basin with mixer taps.

Bedroom Two 8'64 x 11'88 (2.44m x 3.35m)

Double glazed window to the front aspect, laminate flooring, single radiator, power points.

Bedroom Three 6'53 x 10'90 (1.83m x 3.05m)

Double glazed window to the rear aspect, single radiator, laminate flooring, power points, loft hatch.

Bedroom Four 6'53 x 10'90 (1.83m x 3.05m)

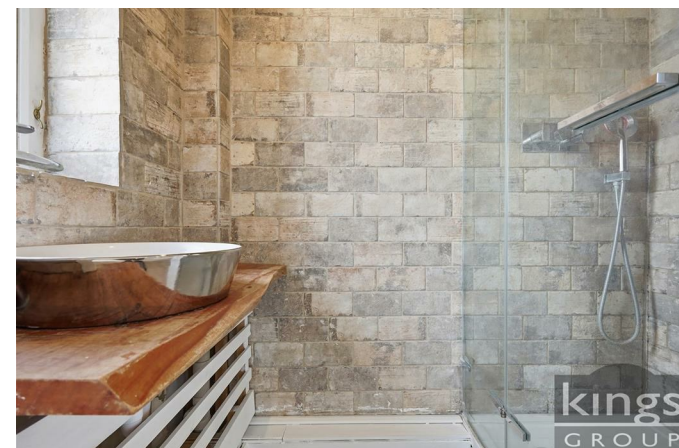
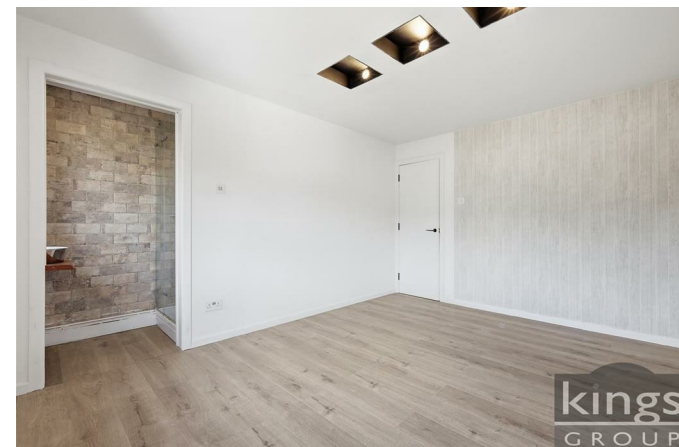
Double glazed window to the rear aspect, single radiator, laminate flooring, power points.

Family Bathroom 8'69 x 5'51 (2.44m x 1.52m)

Double glazed window to the rear aspect, part tiled walls, tiled flooring, single radiator, freestanding bath with mixer taps and shower attachment, wash basin with mixer tap, low level W.C, extractor fan,

Garden

South facing, artificial grass, porcelain tiles, side access, water tap, wooden fence panels.

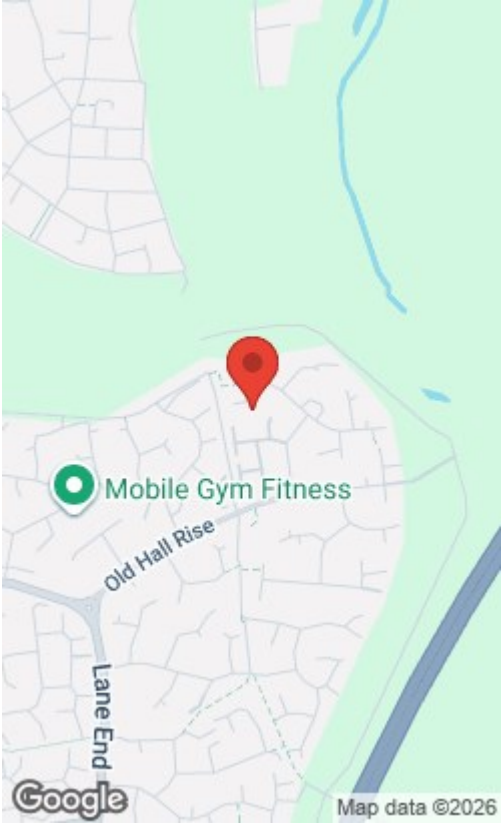




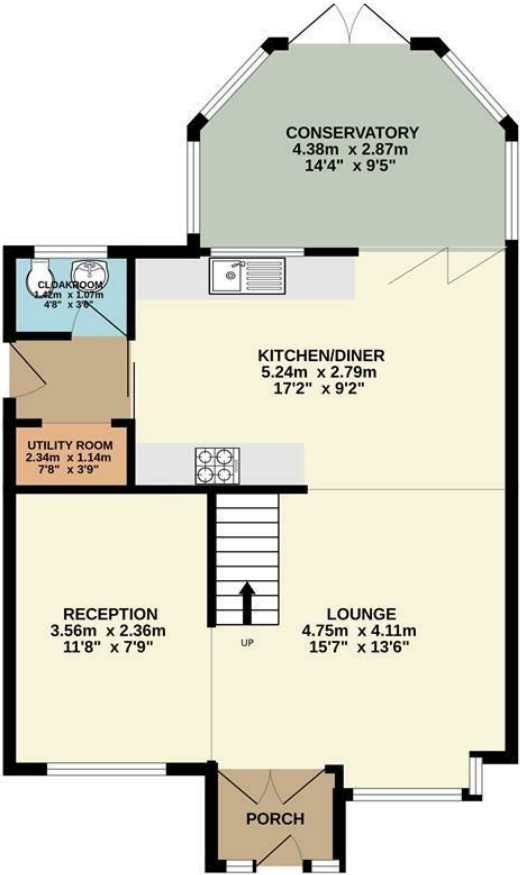




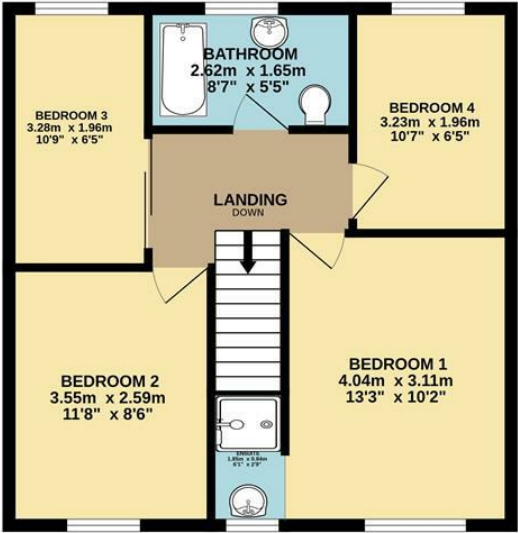
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



GROUND FLOOR
63.4 sq.m. (683 sq.ft.) approx.



1ST FLOOR
49.2 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA : 112.6 sq.m. (1212 sq.ft.) approx.

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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

