



Challinor, CM17 9XE  
Harlow

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# Challinor, CM17 9XE

\*\* GUIDE PRICE £440,000 - £450,000 \*\*

Kings Group are delighted to offer this BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, situated in a peaceful cul-de-sac within the popular Challinor area of the highly desirable Church Langley development. Complete with a garage and an allocated parking space for one car, this property presents an ideal opportunity for FIRST TIME BUYERS or those looking to downsize without compromising on space or location.

The property welcomes you with an inviting entrance hall leading into a spacious family lounge, perfect for everyday living and entertaining. To the rear, the modern fitted kitchen features a range of wall and base units along with integrated appliances including an oven and hob, with additional space for a fridge/freezer. The kitchen has been extended to create a bright and stylish dining area, enhanced by skylights, a contemporary media wall, and bi-folding doors that open onto the rear garden. The kitchen/diner room also benefits from underfloor heating. A convenient cloakroom completes the ground floor.

Upstairs, the first floor offers three well-proportioned bedrooms, including two generous double rooms and a single bedroom that would also serve perfectly as a home office or nursery. The family bathroom is finished with a modern three-piece suite and under floor heating, providing a clean and contemporary feel.

Externally, the rear garden has been thoughtfully designed for low maintenance, predominantly laid to decking with a small section of artificial grass and benefiting from useful side access and a outdoor shed.

Ideally located close to local shops, well-regarded schools, and everyday amenities, the property also offers excellent transport links via the M11 and M25, providing direct access to London, Cambridge, and Stansted.

## Guide Price £440,000



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- SOUTH WEST FACING REAR GARDEN WITH A CONVENIENT SIDE ACCESS
- BI-FOLDING DOORS
- CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON AND SURROUNDING AREAS

#### Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and parking space for one car (in front of garage)

#### Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.49 miles), Newhall Primary Academy (0.55 miles)

Secondary Schools:

St Nicholas School (0.87 miles), Mark Hall Academy (1.15 miles)

Train stations:

Harlow Mill Rail Station (1.76 miles), Harlow Town Rail Station (2.56 miles)

Motorways:

M11 J7A (1.42 miles), M11 J7 (1.79 miles)

#### Porch 3'11 x 6'49 (1.19m x 1.83m)

Double glazed window to the side aspect, single radiator, wood flooring, power points.

#### Downstairs Cloakroom 2'60 x 4'91 (0.61m x 1.22m)

Double glazed window to the front aspect, part tiled walls, heated towel rail, wash basin with mixer tap and vanity unit underneath, low level W.C, newly fitted consumer unit

#### Lounge 14'58 x 15'71 (4.27m x 4.57m)

Double glazed windows to the front aspect, coved ceiling, double radiator, wood flooring, power points.

#### Kitchen 13'60 x 8'29 (3.96m x 2.44m)

Spotlights, tiled flooring, electric hob, gas 5 ring hob, a range of

- GARAGE & DRIVEWAY FOR ONE CAR
- DOWNSTAIRS CLOAKROOM
- THOUGHTFULLY EXTENDED TO CREATE AN OPEN PLANNED KITCHEN/DINER
- UNDERFLOOR HEATING IN THE KITCHEN/DINER AND THE FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

wall and base units with flat top worksurfaces, hood extractor, space for fridge freezer, plumbing for washing machine, integrated dishwasher, power points, understairs storage cupboard, underfloor heating.

#### Dining Room/Sitting Room 13'75 x 9'82 (3.96m x 2.74m)

Skylights, tiled flooring, vertical radiator, power points, bi folding doors, under floor heating.

#### First Floor Landing

Double glazed windows to the side aspect carpeted flooring, power points, loft hatch.

#### Bedroom One 8'48 x 13'28 (2.44m x 3.96m)

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

#### Bedroom Two 8'48 x 10'77 (2.44m x 3.05m)

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

#### Bedroom Three 5'78 x 10'36 (1.52m x 3.05m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in storage ( housing a combi boiler), power points.

#### Family Bathroom 6'11 x 5'49 (2.11m x 1.52m )

Double glazed windows to the rear aspect, tiled flooring, tiled walls, extractor fan, panel enclosed bath with mixer tap, shower attachment, wash basin with mixer taps, low level W.C

#### Garden

South West facing, mainly laid to decking with artificial grass, outdoor shed, side access.

#### Garage

Up and over door.



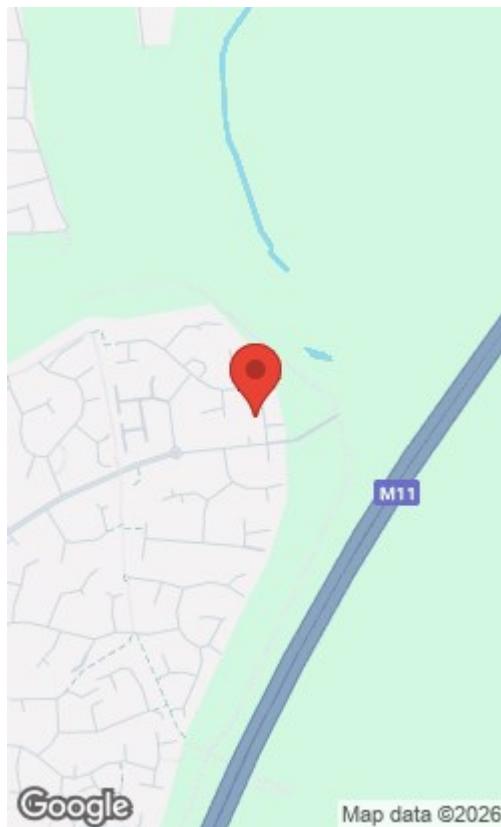
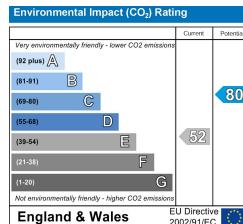
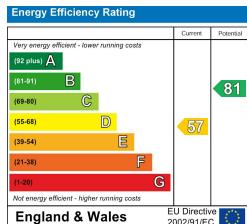


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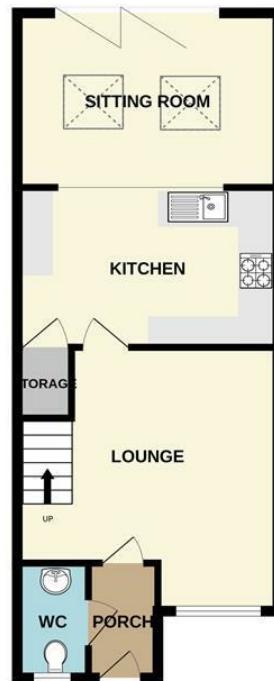


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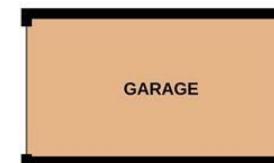




GROUND FLOOR



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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