



Challinor, CM17 9XD  
Harlow





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# Challinor, CM17 9XD

- \* Three Bedroom Detached House
- \* Situated Off Old Hall Rise
- \* Dual Aspect Lounge
- \* Separate Dining Room
- \* Ground Floor Cloakroom
- \* Fitted Kitchen To Rear
- \* En-suite To Master Bedroom
- \* Rear Garden Approximate 30ft
- \* Detached Garage With Driveway

Welcome to this charming THREE BEDROOM DETACHED FAMILY HOME situated on the sought-after Church Langley development, tucked away in a cul-de-sac in Challinor. Featuring a detached garage and a driveway with an EV charging point that accommodates two to three cars, the property offers both convenience and ample space for modern family living.

Upon entering, you are greeted by an inviting entrance hall that leads to a spacious lounge, complete with doors that open out onto the garden. A separate dining room provides the perfect space for family meals and entertaining, while the modern fitted kitchen boasts a range of wall and base units with its own access to the garden. The ground floor is completed by a handy downstairs cloakroom.

Upstairs, the first floor offers a master bedroom with the added luxury of an en-suite bathroom, ensuring privacy and comfort. Additionally, there is a well-sized double bedroom, an additional single bedroom, and a family bathroom that benefits from a three-piece suite, providing all the essentials for family life. Each room is designed with functionality and

£470,000



- **THREE BEDROOM DETACHED FAMILY HOME**
- **DRIVEWAY FOR TWO/THREE CARS**
- **EN-SUITE TO THE MASTER BEDROOM**
- **SPACIOUS LOUNGE WITH DOORS LEADING TO REAR GARDEN**
- **CUL-DE-SAC LOCATION**

#### **Entrance Hall**

Textured ceiling, single radiator, stairs to first floor landing, power point

#### **Cloakroom 4'78 x 2'71 (1.22m x 0.61m)**

Double glazed window to front aspect, Textured ceiling, tiled flooring, wash basin with separate taps, low level w.c

#### **Lounge 10'12 x 15'87 (3.05m x 4.57m)**

Double glazed window to front aspect, textured ceiling, oak flooring, double radiator, TV point, telephone point, power points, double glazed French doors to rear aspect.

#### **Dining Room 9'81 x 8'43 (2.74m x 2.44m)**

Double glazed window to front aspect, textured ceiling, single radiator, oak flooring, power points.

#### **Kitchen 16'30 x 7'70 (4.88m x 2.13m)**

Double glazed window to the rear aspect, single radiator, vinyl flooring, tiled splash backs, a range of wall and base units with flat top works surfaces, plumbing for washing machine, plumbing for dishwasher, sink and drainer unit with mixer taps, space for fridge/freezer, electric oven, gas hob, extractor fan, under stairs storage cupboard and power points.

#### **First Floor Landing**

Double glazed window to rear aspect, textured ceiling, carpeted flooring, power points.

#### **Bedroom One 12'83 x 8'84 (3.66m x 2.44m)**

Double glazed window to front aspect, textured ceiling, single radiator, Oak flooring, power point.

#### **En-suite 4'08 x 6'75 (1.42m x 1.83m)**

Double glazed opaque window to side aspect, textured

- **GARAGE**
- **GROUND FLOOR CLOAKROOM**
- **SEPARATE DINING ROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **EV CHARGING POINT**

ceiling shower cubicle with power shower, wash hand basin over vanity unit, low flush WC, part tiled walls, single radiator, extractor fan, textured ceiling and shaver point.

#### **Bedroom Two 10'11 x 11'61 (3.33m x 3.35m)**

Double glazed window to front aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, loft access and power points.

#### **Bedroom Three 7'1" x 6'5" (2.16 x 1.96)**

Double glazed window to rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

#### **Family Bathroom 5'59 x 6'70 (1.52m x 1.83m)**

Double glazed opaque window to rear aspect, textured ceiling, tiled splash backs, single radiator, panel enclosed bath with mixer taps and shower attachment, low flush WC, wash basin with mixer taps and vanity unit underneath, shaver point, extractor fan.

#### **Garden**

Mainly laid to lawn with patio area, side access, outside light and outside tap.

#### **Garage**

Up and over door. Driveway for two vehicles.

Flood Risk: Low

Build: Standard Construction - Brick and Tile

Tenure: Freehold

Parking: Driveway for Two Cars & Garage

Council Tax Band: E

EPC: Awaited







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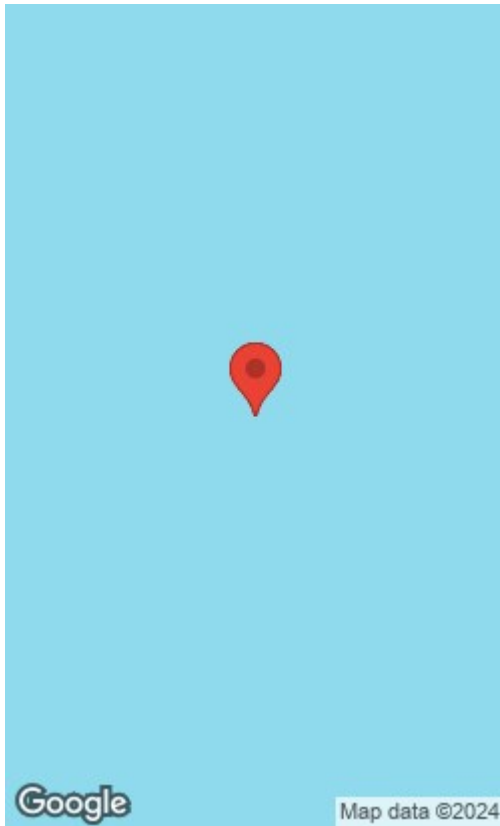
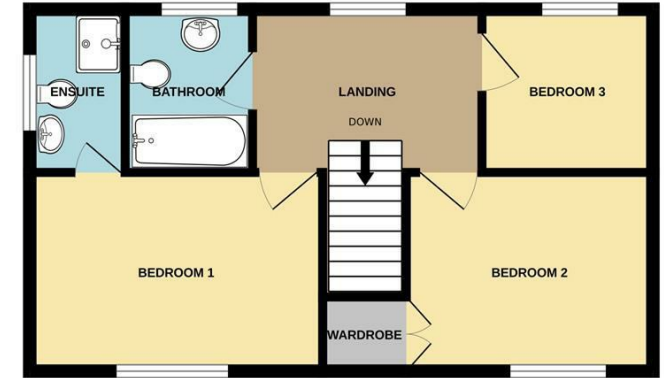
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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