



Challinor, CM17 9XD  
Harlow





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GROUP

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Kings Group are delighted to bring to the market this superb THREE BEDROOM LINK DETACHED FAMILY HOME, tucked away in a quiet cul-de-sac within Challinor on the ever-popular Church Langley Development. With a garage and driveway for two cars, this is a home that instantly ticks the boxes for families looking for space, location, and lifestyle in one.

From the moment you step inside, the sense of space is clear. A welcoming entrance hall leads into a bright and spacious lounge, complete with a beautiful bay window that floods the room with natural light. To the rear, a separate dining room flows effortlessly into a conservatory, creating the perfect setup for entertaining, family time, or simply relaxing while overlooking the garden.

The kitchen is practical and well laid out, offering a range of wall and base units, under-stairs storage, and side access for everyday convenience. A ground floor cloakroom adds to the functionality.

The first floor continues to deliver with a generous master bedroom and ensuite, a second double bedroom with built-in wardrobes, and a versatile single bedroom currently used as a home office which is ideal for modern living.

Outside, the property enjoys a private, secluded rear garden mainly laid to lawn with a patio area, perfect for summer evenings and weekend gatherings. Positioned close to local shops, well-regarded schools, open green spaces, and excellent transport links via the M11 and M25.

This home offers easy access to London, Stansted, and Cambridge.

Homes like this in Church Langley are always in high demand. Early viewing is strongly advised.

## Offers In The Region Of £450,000



- **THREE BEDROOM LINK DETACHED FAMILY HOME**
- **DRIVEWAY FOR TWO CARS**
- **DINING ROOM**
- **EN-SUITE TO THE MASTER BEDROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

### Property Information

Tenure: Freehold

Build: Standard Construction

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

Parking: Garage and Driveway for Two Cars

### Entrance Hall

Carpeted flooring, single radiator, power points.

### Downstairs Cloakroom 2'97 x 5'32 (0.61m x 1.52m)

Double glazed window to the front aspect, textured ceiling, tiled splash backs, single radiator, carpeted flooring, wash basin with separate taps and vanity underneath, low level W.C

### Lounge 12'40 x 14'49 (3.66m x 4.27m)

Double glazed bay window to the front aspect, textured and coved ceiling, double radiator, carpeted flooring,, power points.

### Dining room 8'10 x 12'03 (2.69m x 3.73m)

Double glazed doors leading to conservatory, coved and textured ceiling, single radiator, carpeted flooring, power points.

### Kitchen 7'10 x 11'24 (2.39m x 3.35m)

Double glazed window to the rear aspect, single radiator, a range of wall and base units with roll top worksurfaces, double drainer unit, integrated cooker, electric hob and oven, space for fridge freezer, plumbing for washing machine, textured ceiling, understairs storage cupboard, power points, door to side aspect.

### Conservatory 8'83 x 9'72 (2.44m x 2.74m)

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

- **GARAGE**
- **DOWNSTAIRS CLOAKROOM**
- **CONSERVATORY**
- **SECLUDED REAR GARDEN**
- **CLOSE TO THE M11/M25**

### Landing

Double glazed window to side aspect, airing cupboard, carpeted flooring, loft hatch, power point.

### Bedroom One 9'05 x 4'47 (2.87m x 1.22m)

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

### En-suite 6'87 x 4'47 (1.83m x 1.22m)

Double glazed window to the side aspect, textured ceiling, part tiled walls, single radiator, extractor fan, shower cubicle with thermostatic controls, wash basin with separate taps and vanity unit underneath, low level W.C , shaver point.

### Bedroom Two 8'98 x 9'56 (2.44m x 2.74m)

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

### Bedroom Three 6'86 x 8'62 (1.83m x 2.44m)

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

### Family Bathroom 6'37 x 7'60 (1.83m x 2.13m)

Double glazed window to the front aspect, textured ceiling, single radiator, carpeted flooring, panel enclosed bath with shower attachment, wash basin with separate taps and vanity unit underneath, low level W.C, shaver point.

### Rear Garden

Secluded, wooden fence panels, mainly laid to lawn with patio area.









