



## Challinor, Harlow, CM17 9XD

An immaculately presented three-bedroom Link-detached family home on the popular development of Church Langley. This stunning home offers generous accommodation that includes a large bay-fronted lounge, dining room, conservatory, fitted kitchen, three bedrooms, En-suite and family bathroom.

The property has the benefit of a long driveway offering ample off-road parking, single garage and enclosed rear garden.

Guide Price £465,000

# Challinor, Harlow, CM17 9XD

- Detached Family Home
  - Immaculate Throughout
  - Three Bedrooms
  - Garage & Driveway
- Conservatory
  - Three Reception Rooms
  - Two Bathrooms
  - Enclosed Garden

## Entrance Hall

Spacious Entrance Hall

## Cloakroom

Ground Floor W.C

## Lounge

17'11 x 12'4 (5.46m x 3.76m)

## Dining Room

11'4 x 8'1 (3.45m x 2.46m)

## Conservatory

9'1 x 8'2 (2.77m x 2.49m)

## Kitchen

11'2 x 7'1 (3.40m x 2.16m)

## Bedroom One

12'1 x 8'5 (3.68m x 2.57m)

## En-Suite

Shower Room

## Bedroom Two

9'3 x 8'9 (2.82m x 2.67m)

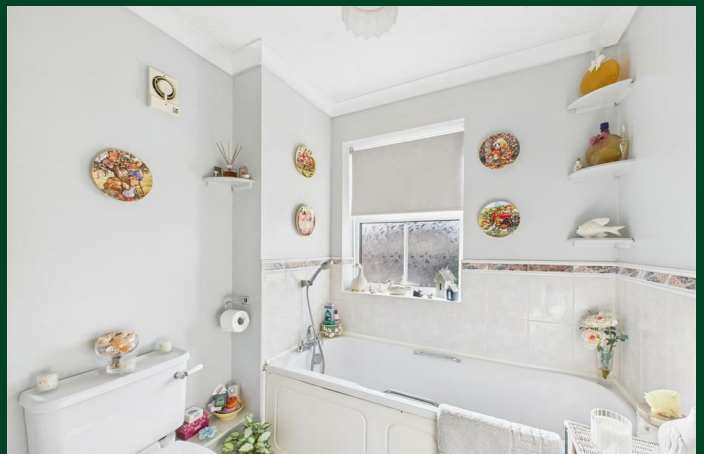
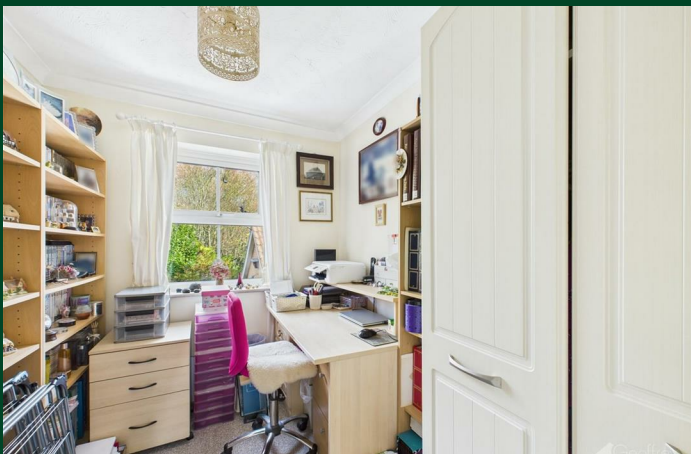
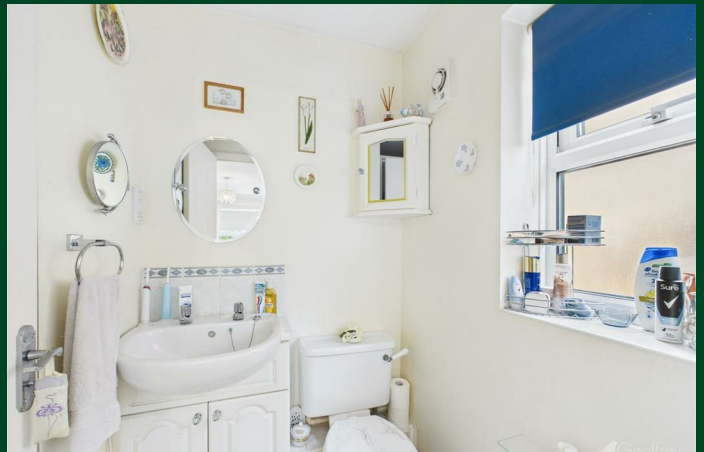
## Bedroom Three

8'7 x 6'10 (2.62m x 2.08m)

## Family Bathroom

Modern White Suite













Floor Plan



Council Tax Details

Band:

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

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