

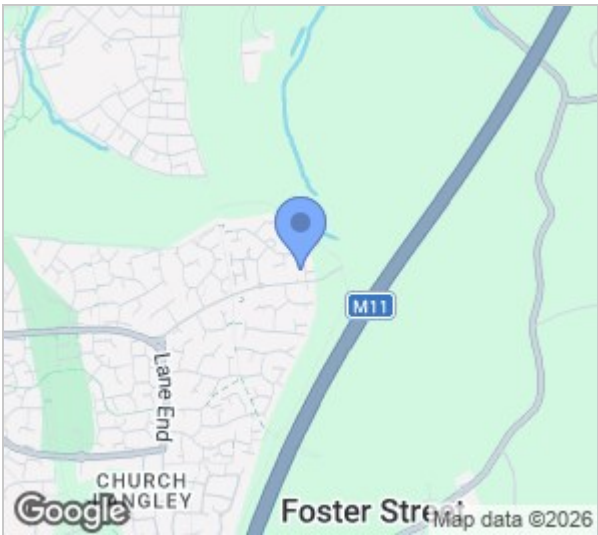
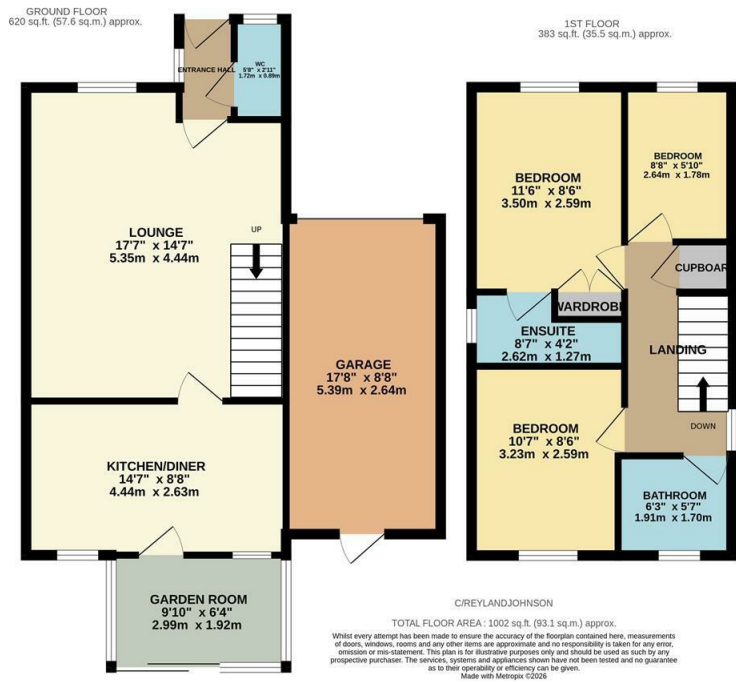
Challinor, Harlow, CM17 9XE  
Guide Price £400,000



# Challinor, Harlow, CM17 9XE

\*\*Guide Price £400,000 to £415,000\*\*

Offered with NO CHAIN is this three bedroom link detached family home, located at the end of a quiet cul-de-sac which includes a garage and driveway. As you enter there is an entrance hallway leading to a large lounge, a kitchen/diner with a range of fitted wall and base units, a garden room/lean to, plus a cloakroom/WC. Upstairs there are three bedrooms with fitted wardrobes and an ensuite to the master, plus a family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a secluded patio area, access to the garage and side access leading out to the driveway and front garden. Challinor is located at the top of Church Langley, within walking distance of excellent local schools, shops and open fields, with the M11 close by. This property can be reserved exclusively - fees apply.



| 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 |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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