



FORTUNE & COATES

The People's Estate Agent

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39 Challinor, Harlow, CM17 9XA

Guide price £550,000

Guide Price: £550,000 -£580,000.

Fortune and Coates are delighted to present this beautifully appointed four-bedroom detached family home, situated within a quiet cul-de-sac in the highly sought-after location of Church Langley area of Harlow.

As you step inside, you are welcomed by a spacious entrance hallway that leads to a convenient downstairs W/C. The generous lounge, furnished with wooden flooring is bright and airy with dual aspects, flows effortlessly through an elegant archway into the dining room. This open-plan layout creates an inviting atmosphere, ideal for entertaining family and friends. Dual aspect French patio doors open into a bright conservatory, which offers additional reception space and delightful views of the garden.

Living room 10'9" x 21'2" (3.28 x 6.46)

Kitchen 16'7" x 11'10" (5.06 x 3.62)

Dining room 9'3" x 11'10" (2.84 x 3.62)

Conservatory 8'0" x 8'1" (2.44 x 2.48)

Garage 8'4" x 18'9" (2.56 x 5.72)

Bedroom 11'5" x 10'8" (3.50 x 3.26)

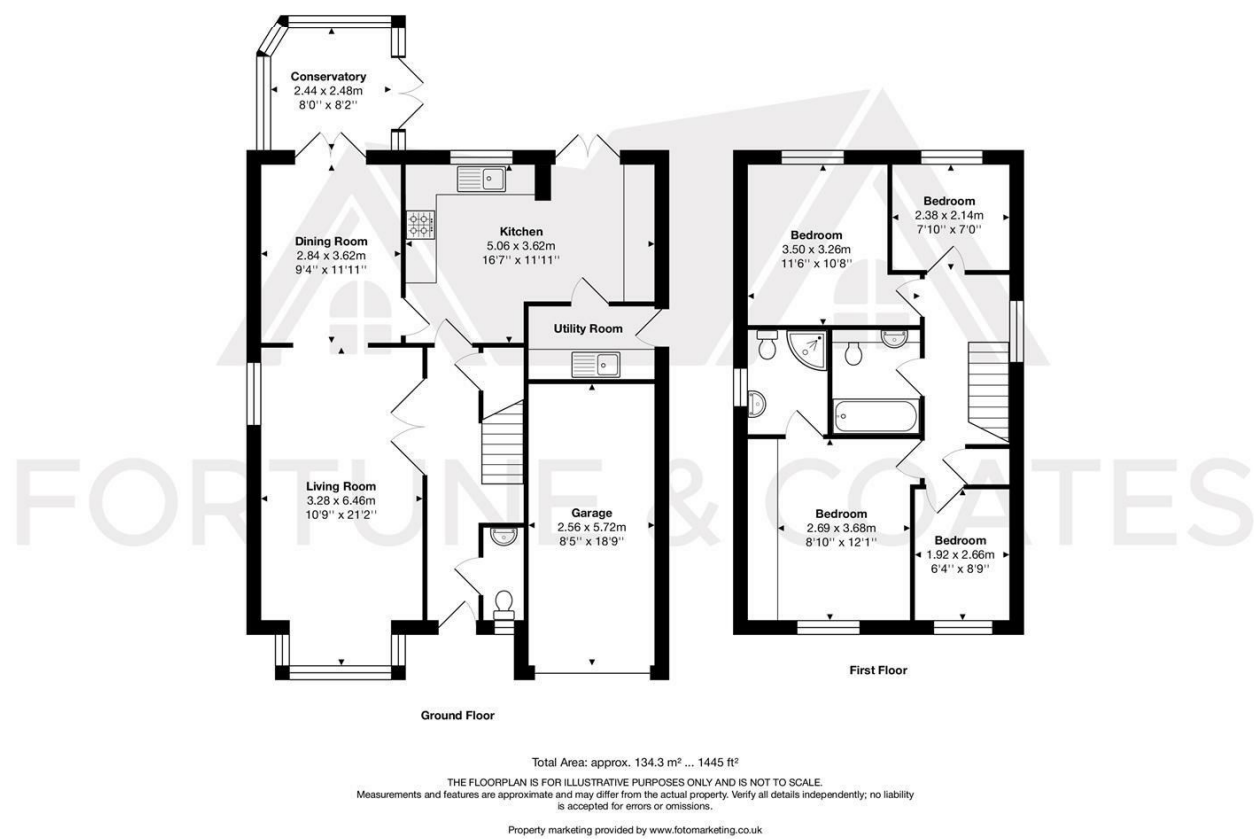
Bedroom 8'9" x 12'0" (2.69 x 3.68)

Bedroom 7'9" x 7'0" (2.38 x 2.14)

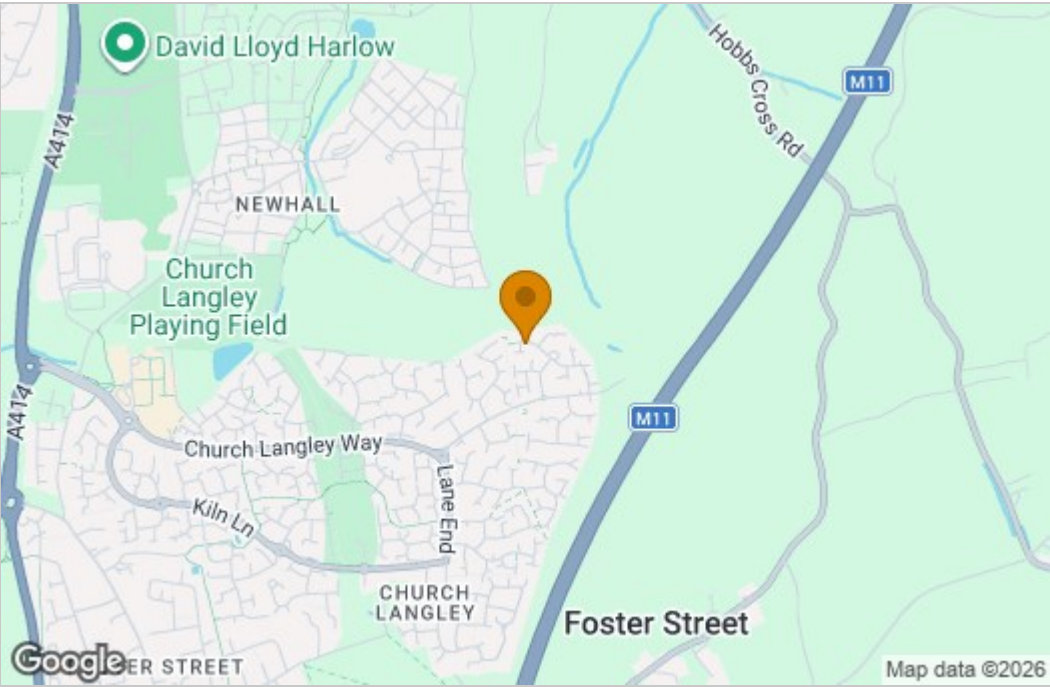
Bedroom 6'3" x 8'8" (1.92 x 2.66)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

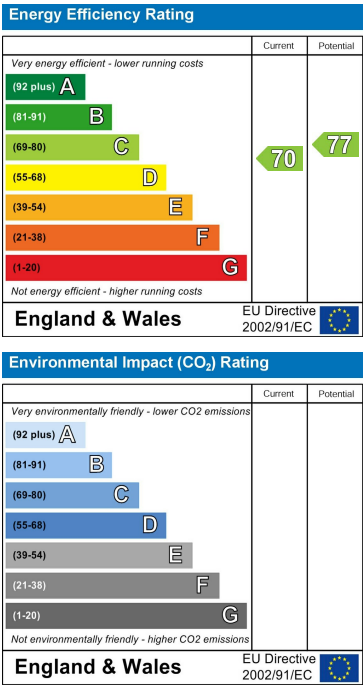
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.