

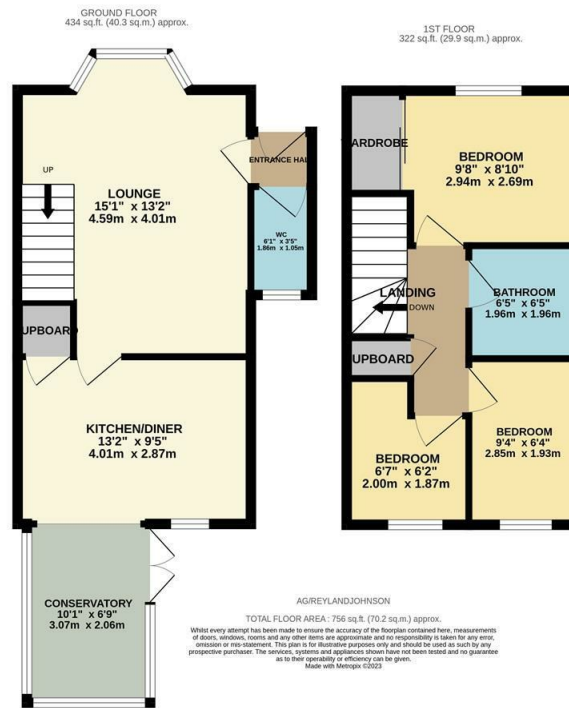
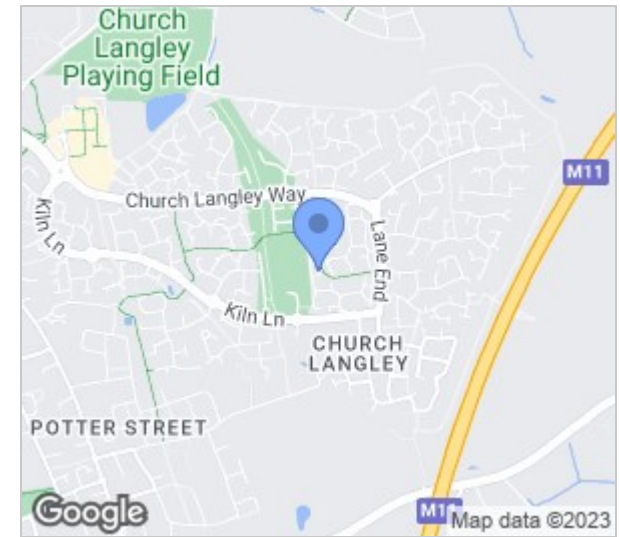


Albert Gardens, Church Langley, CM17 9QG  
£375,000

3 1 2 D

# Albert Gardens, Church Langley, CM17 9QG

Located in a quiet cut-de-sac is this well presented three bedroom end terrace family home, which includes a driveway with SIX car parking spaces. The property includes an entrance hallway leading to a lounge, modern kitchen/diner with a range of fitted wall and base units, a conservatory and a cloakroom/WC, whilst on the first floor are three bedrooms, with fitted wardrobes to the master and a modern shower room. The rear garden is laid to patio, with a large shed and side access out to the driveway. Albert Gardens is located just off Kiln Lane, just a stones throw from Henry Moore Primary School and within walking distance of local shops and open fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk