



Tickenhall Drive, Church Langley, CM17 9PP
£535,000

4 2 3 B

Tickenhall Drive, Church Langley, CM17 9PP

A four bedroom detached house with a detached double garage and driveway. The property is positioned at the end of a cul-de-sac and comprises an entrance porch leading to a lounge, dining room, kitchen with a range of fitted wall & base level units, utility room, cloakroom/WC and a study/playroom. The first floor offers a master bedroom with built in wardrobes and en-suite shower room, three further bedrooms and a family bathroom with a three piece-suite. Outside the property there are rear and side gardens which offer lawn, shingled and patio areas along with side access. The double garage can be accessed from the garden or by the double electric up and over door to the front. Other benefits include solar panels for reduced utility costs. Tickenhall Drive is located just off of Church Langley Way and offers local shops and schools nearby.



REYLANDJOHNSON/MD
TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	87
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	83	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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.