



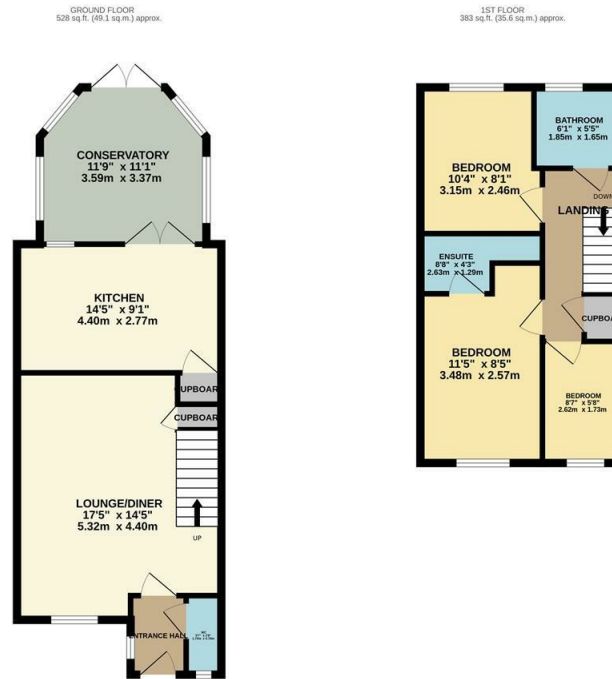
Heathcote Gardens, Church Langley, CM17 9TZ  
£400,000





# Heathcote Gardens, Church Langley, CM17 9TZ

A three bedroom semi detached house with garage & driveway. The property comprises an entrance hall with cloakroom/WC leading to a lounge, kitchen with a range of fitted wall & base level units, conservatory, landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is mostly laid to lawn with a patio area. Heathcote Gardens is found within the popular Church Langley development which offers a range of local shops, schools and other local amenities.



RE/LAND/JOHNSON/ING  
 TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, corners and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee 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		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.