

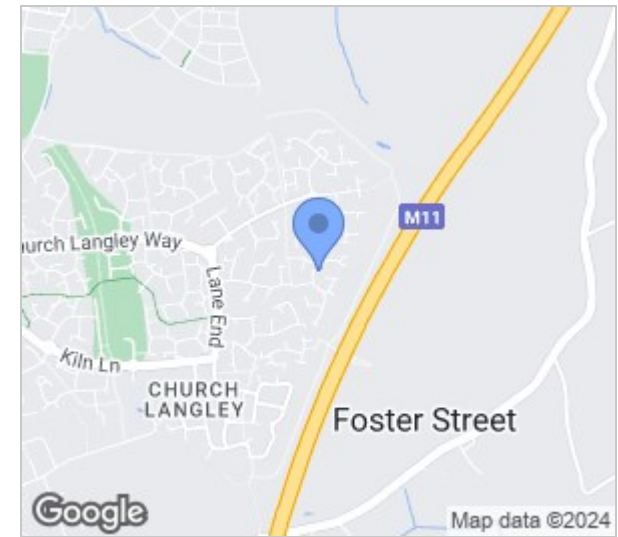


Doulton Close, Church Langley, CM17 9RH
Guide Price £500,000

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Doulton Close, Church Langley, CM17 9RH

****GUIDE PRICE £500,000 - £510,000**** A three bedroom detached home with a large kitchen/breakfast room and garage conversion. The property is presented in good condition and has an entrance hall, living room, ground floor W.C, kitchen/breakfast room which has a range of fitted wall and base units and a garage conversion which offers an additional reception room. The first floor has a modern family bathroom, three bedrooms all with fitted wardrobes and an en-suite shower room to the main bedroom. Outside, there is a good size driveway to the front and a landscaped rear garden which has patio and lawn areas.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all 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.
 Made with floorplan 10004



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **72**
 Potential Energy Rating: **83**

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.