



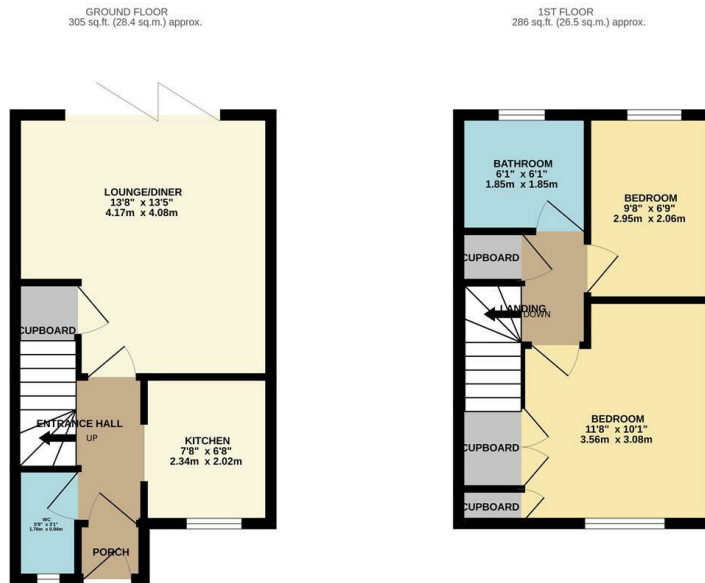
Burley Hill, Church Langley, CM17 9QQ
£1,600 Per Month

2 1 1 C

A set of white icons on a dark blue background. From left to right: a bed icon, the number '2', a bathtub icon, the number '1', a sofa icon, the number '1', and a lightbulb icon with a plug. The letter 'C' is positioned to the right of the lightbulb icon.

Burley Hill, Church Langley, CM17 9QQ

Available now on an unfurnished basis is this two bedroom end of terrace house with allocated parking. The property comprises an entrance porch leading to a kitchen with a modern range of fitted wall & base level units, cloakroom/WC, lounge/diner with bi-folding doors, landing, two bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden offers patio and AstroTurf areas, summer house/garden room and side access. Burley Hill is located just off of Kiln Lane in the popular Church Langley development with local schools, playing fields and Harlow common just a short walk away.



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TOTAL FLOOR AREA : 591 sq.ft. (54.9 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	
(69-80) C		70	
(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	
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) 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.

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