

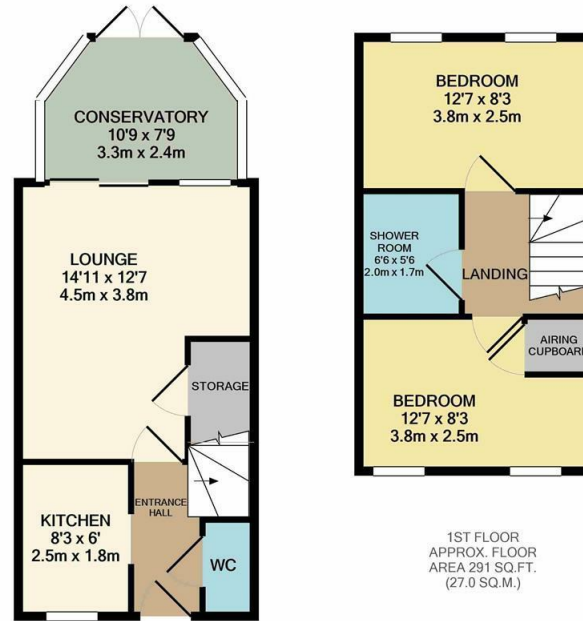


Bentley Drive, Church Langley, CM17 9QY
£325,000

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Bentley Drive, Church Langley, CM17 9QY

A well presented two bedroom terraced home with a conservatory and ground floor W.C. The property also has an entrance hall, kitchen with a range of fitted wall & base units, lounge/diner which has access to the conservatory. The first floor has a shower room and two bedrooms, parking is allocated to the front of the property and the garden is mostly laid to patio. Offered CHAIN FREE. Bentley Drive is located just off of Kiln Lane on the popular Church Langley development and benefits from local shops and schools nearby.



GROUND FLOOR
APPROX. FLOOR AREA 366 SQ.FT.
(34.0 SQ.M.)

BD/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 656 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
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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

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

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