

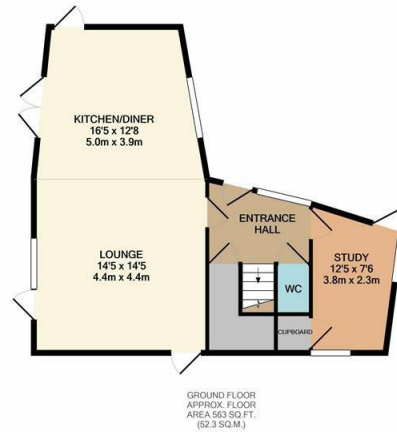
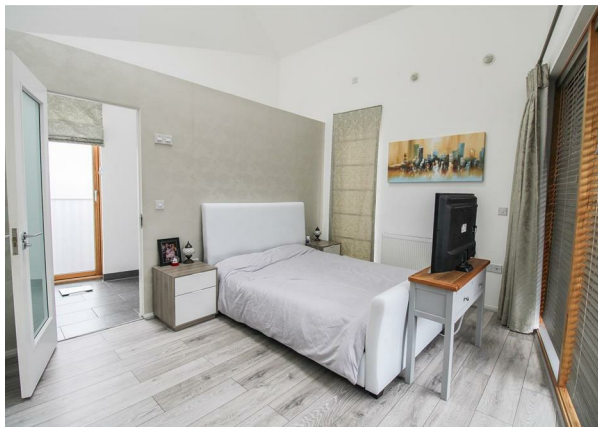


Langdale Street, Newhall, CM17 9FW
£550,000

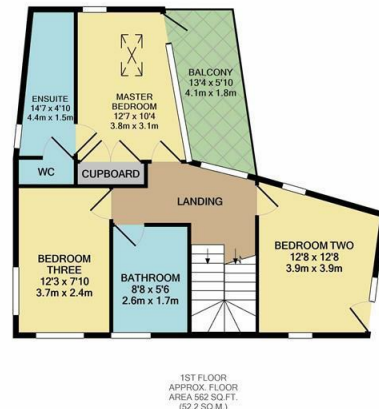
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Langdale Street, Newhall, CM17 9FW

A four bedroom detached family home situated on an award winning development. With accommodation over three floors this property offers plenty of space and comprises of an entrance hall, ground floor W.C, study/playroom and an open plan living room which incorporates the space for living, dining and kitchen areas. The first floor has a family bathroom, three double bedrooms with the master bedroom benefiting from fitted wardrobes, an en-suite shower room and balcony, the top floor has a further double bedroom with fitted wardrobes. Outside, there is parking to the front and a private rear garden which is laid to decking and patio. Available with no onward chain. Please note this property is subject to an estate charge.



REYLANDJOHNSON/LS
TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		78
(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		
(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.

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