



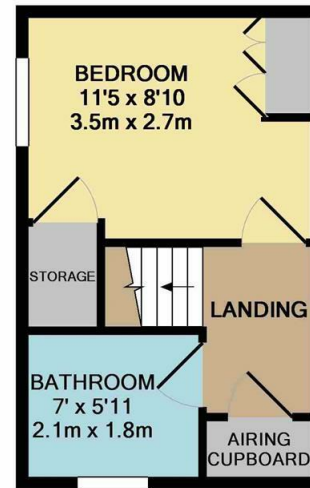
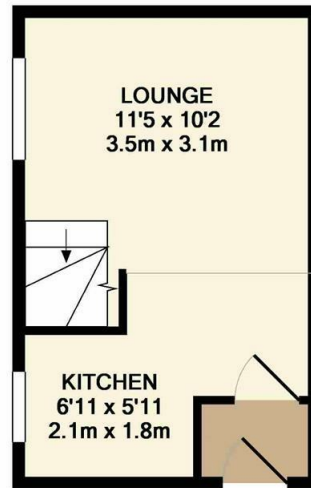
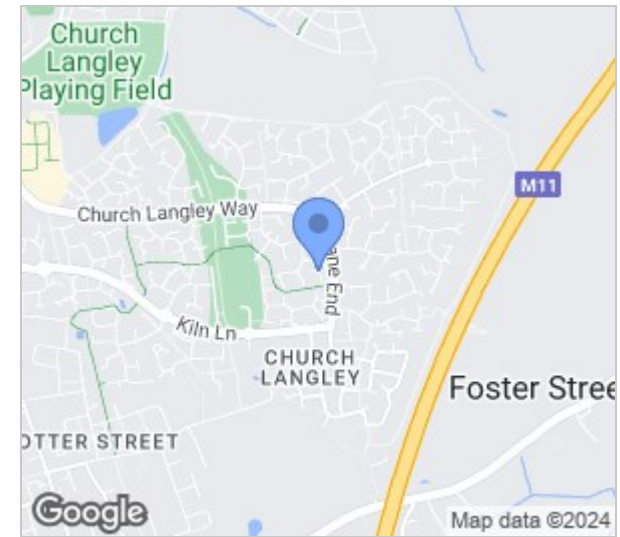
Wedgewood Drive, Church Langley, CM17 9PX
£1,100 Per Month

1 1 1 D

A set of four white icons on a dark blue background. From left to right: a bed icon, a bathtub icon, a sofa icon, and a double garage icon labeled 'D'. Each icon is followed by the number '1'.

Wedgewood Drive, Church Langley, CM17 9PX

This smart and compact one bedroom house is AVAILABLE MID AUGUST on an unfurnished basis. The property has a kitchen with fitted wall and base units which is open plan to the lounge. The first floor has a double bedroom with fitted wardrobes and a bathroom with three-piece suite. Other benefits include two parking spaces, upgraded uPVC windows and a recent combination boiler.



GROUND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

217
TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.9 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			90
(81-91) B			
(69-80) C		66	
(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			92
(81-91) B			
(69-80) C		68	
(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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