

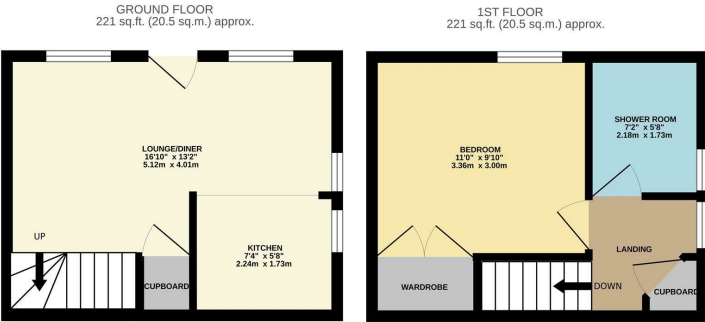


Hadley Grange, Church Langley, CM17 9PQ
Guide Price £260,000



Hadley Grange, Church Langley, CM17 9PQ

GUIDE PRICE: £260,000 - £270,000. Offered with no onward chain is this well presented one double bedroom house in the desirable Church Langley development, with its own private garden and two parking spaces. Inside there is an open plan lounge/diner and kitchen with a range of fitted wall and base units, whilst upstairs there is a double bedroom with fitted wardrobes and a modern shower room. Outside there is a large front garden, a private garden accessed via a gate and two allocated parking spaces. Hadley Grange is located just off Kiln Lane, with public transport, shops and open fields just a stones throw away.

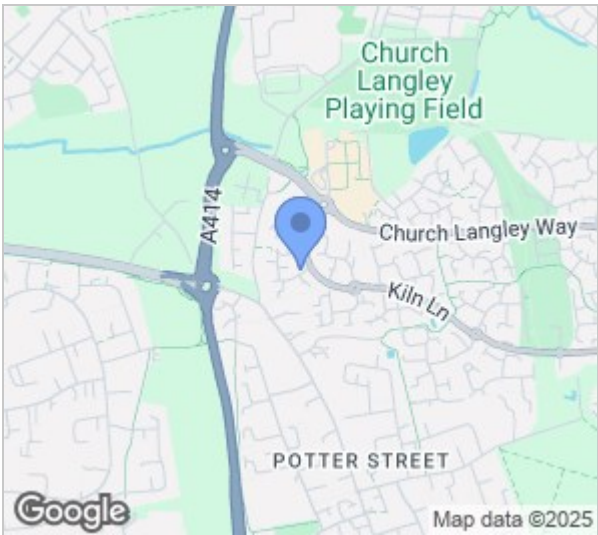


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TOTAL FLOOR AREA - 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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