

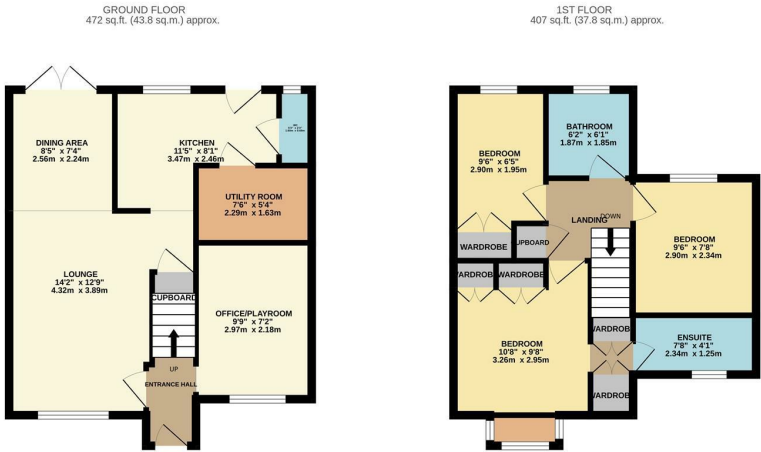


Burley Hill, Church Langley, CM17 9QH
£450,000

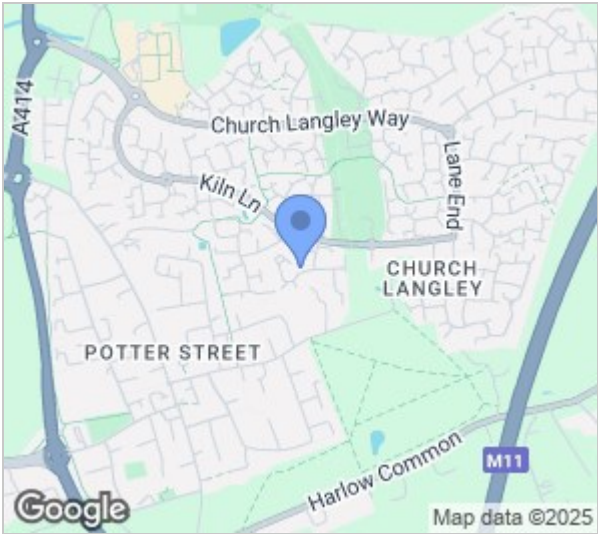


Burley Hill, Church Langley, CM17 9QH

A three bedroom end of terrace house with converted garage (currently used as a 4th bedroom) and landscaped garden. The property has an entrance hall and a large open plan reception room with comfortable areas for living and dining as well as a modern fitted kitchen which has a range of wall and base units, utility room, ground floor W.C and a study/bedroom which was formally the garage. The first floor has a family bathroom and three good size bedrooms with the master bedroom benefiting from fitted wardrobes and an en-suite shower room. Outside, the rear garden has side access and is laid to patio and Astroturf, the front of the property offers parking via the double driveway.



REYLANDJOHNSONBH
TOTAL FLOOR AREA: 879 sq. ft. (81.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Hectopix 10003



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		71
(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		85
(81-91) B		
(69-80) C		71
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.