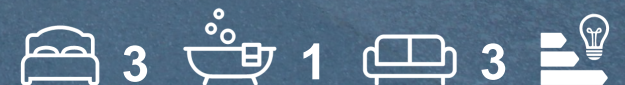


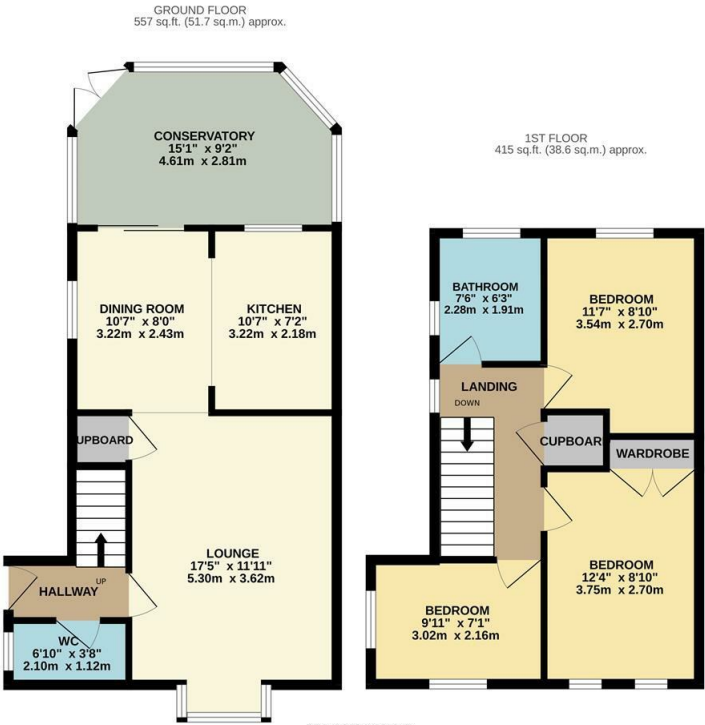


Westbury Rise, Church Langley, CM17 9NS
Guide Price £425,000



Westbury Rise, Church Langley, CM17 9NS

****GUIDE PRICE £425,000 - £450,000**** A spacious three bedroom semi detached home with a garage and driveway, nicely positioned in the sought after turning of Westbury Rise in Church Langley. The ground floor comprises an entrance hallway with a WC leading to a good sized-lounge, an open-plan kitchen/diner, conservatory allowing for access to a largely unoverlooked rear garden and garage. The first floor offers three good sized bedrooms and a family bathroom with a white three piece suite. Westbury Rise is located within Church Langley, within walking distance of excellent local schools, shops and open fields.



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		

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.