

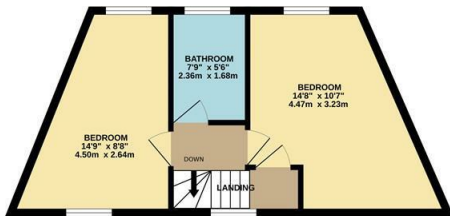


Chelsea Gardens, Church Langley, CM17 9RY
£1,550 Per Month

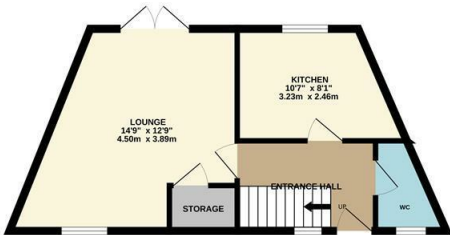


Chelsea Gardens, Church Langley, CM17 9RY

A large two bedroom home with GARAGE, available NOW on an unfurnished basis. The property has been recently decorated throughout and offers spacious accommodation with the ground floor consisting of an entrance hall, cloakroom/W.C, kitchen which has a range of wall and base units and a lounge with French doors opening on to the garden. The first floor has a family bathroom and two double bedrooms. Outside, the property has front and rear gardens as well as a single garage en-bloc with driveway.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.