

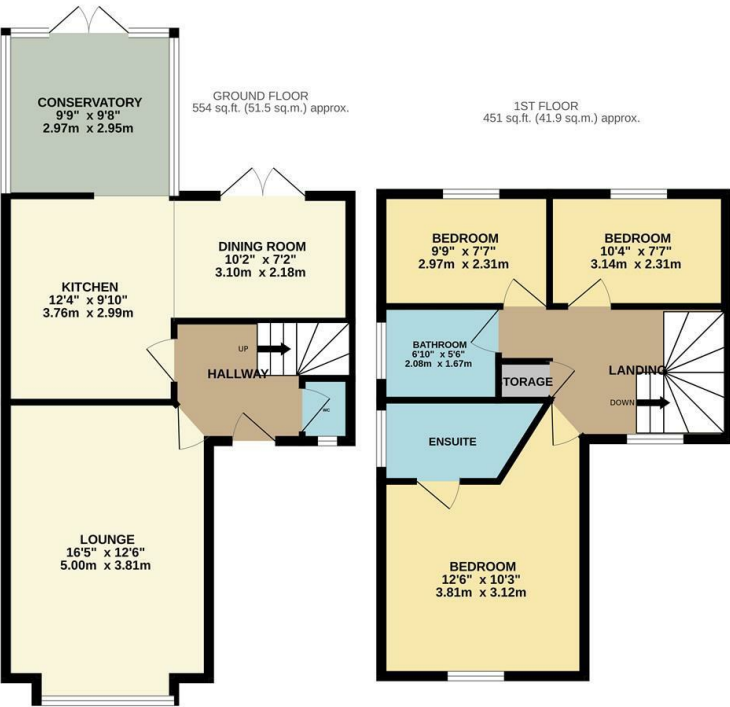


Doulton Close, Church Langley, CM17 9RL
Guide Price £490,000

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Doulton Close, Church Langley, CM17 9RL

GUIDE PRICE: £490,000 - £500,000. Located in a quiet cul-de-sac is this well presented three bedroom detached family home with garage and driveway. The property offers an open plan kitchen/diner with a range of wall and base units and some integral appliances, conservatory, downstairs cloakroom and a good size lounge. Upstairs has three well proportioned bedrooms the master having its own en-suite and a family bathroom with white three piece suite. Outside, the rear garden is low maintenance with decked area and shingled area for entertaining. To the front is a single garage with parking to the front. Doulton Close is located within the popular Church Langley development which offers local shops and schools. The M11 motorway is close by and is accessed via the A414.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	

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