



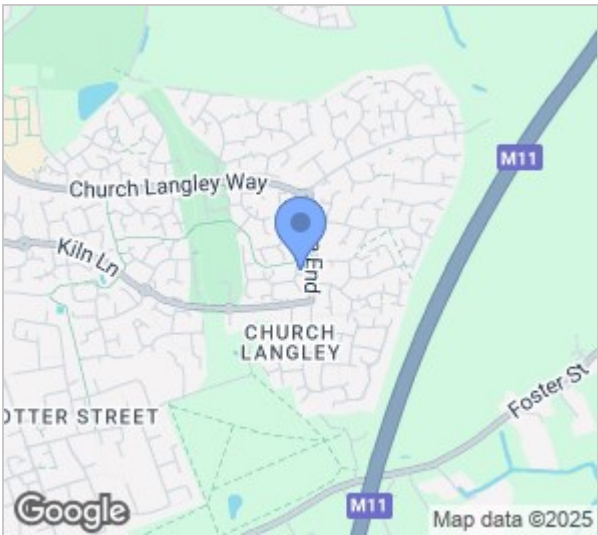
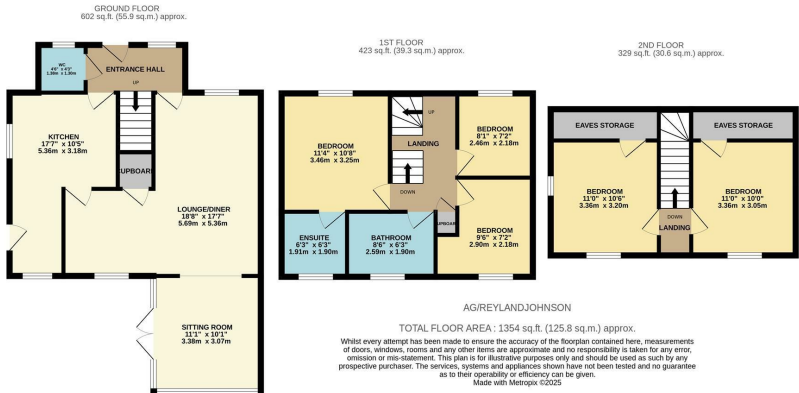
Albert Gardens, Church Langley, CM17 9QF
Guide Price £500,000



Albert Gardens, Church Langley, CM17 9QF

Guide Price £500,000 to £525,000

Located at the end of a quiet cul-de-sac in the ever popular Church Langley development is this extended five bedroom detached family home with a garage and driveway. On the ground floor there is an entrance hallway leading to a large open plan lounge/diner and sitting room, a stunning kitchen with a range of fitted wall and base units and a cloakroom/WC. Upstairs there are three bedrooms with an en-suite to the master and a beautiful family bathroom with a white three piece suite, whilst on the top floor are two further double bedrooms. Outside the rear garden is mainly laid to artificial lawn and patio with access to the garage and side access leading out to the driveway. Albert Gardens is located just off Kiln Lane, 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			(82 plus) A		
(81-91) B			(61-91) B		
(69-80) C			(49-80) C		
(55-68) D			(35-68) D		
(39-54) E			(21-54) E		
(21-38) F			(1-38) 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.