

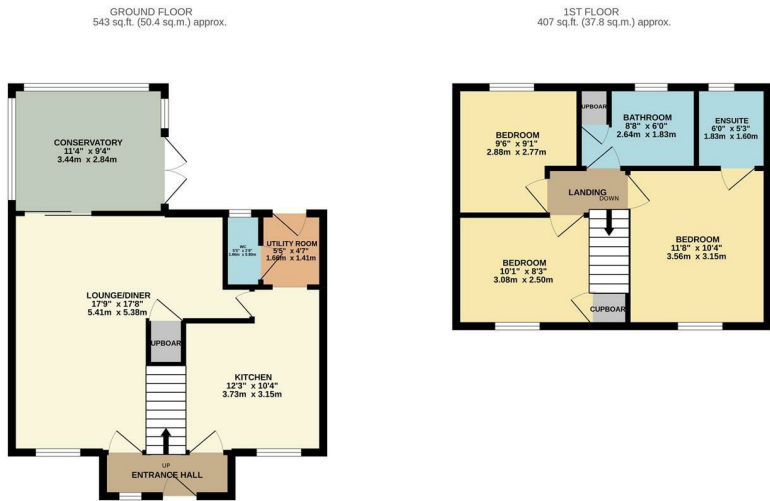


Mallards Rise, Church Langley, CM17 9PL
£1,900 Per Month



Mallards Rise, Church Langley, CM17 9PL

A three bedroom detached family home with a conservatory, available early November 2025 on unfurnished basis. The ground floor accommodation comprises an entrance hall leading to an L shaped lounge/diner, kitchen with a range of fitted wall & base level units, utility room, cloakroom/WC and a conservatory. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is southerly facing and is laid to lawn with a patio area and side access, there is also a driveway to the side (please note, the garage is not included)

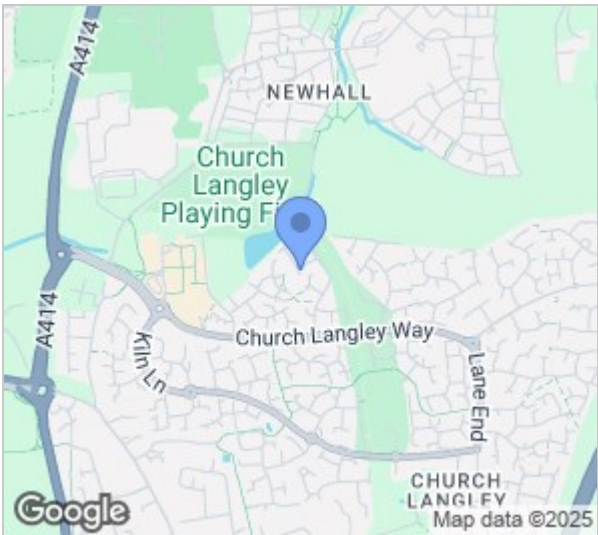


REYLANDJOHNSONMR

TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 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.

Made with Metropix C5022



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		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.