

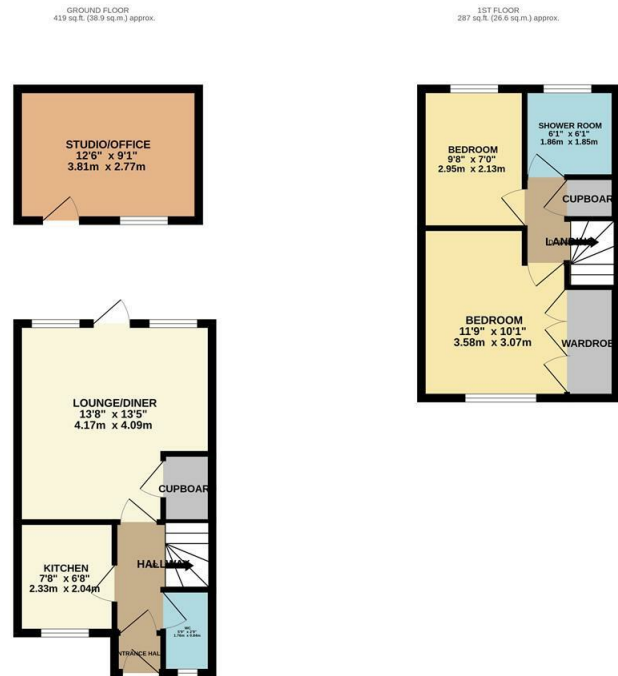


Burley Hill, Church Langley, CM17 9QQ
£350,000

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Burley Hill, Church Langley, CM17 9QQ

A well presented two bedroom end of terrace house with allocated parking and a studio/office room. The property comprises an entrance hall with cloakroom/WC leading to a kitchen with a range of fitted wall & base level units with work-surface areas, lounge/diner, landing, shower room with a modern suite and two well proportioned bedrooms with the master benefiting from built in wardrobes. Outside the rear garden is mostly laid to lawn with a patio area and side access with the added benefit of a studio/office room. Burley Hill is a popular area located within the Church Langley development offering local shops, schools, parks and open fields of Harlow common nearby.



RE/ELANDJOHNSON/BIH
TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other areas are approximate and the responsibility is placed on any prospective purchaser. The names, options and appliances shown hereon are not intended and no guarantee as to their operability or efficiency can be given.
Made with Hectag 12/25



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	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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