

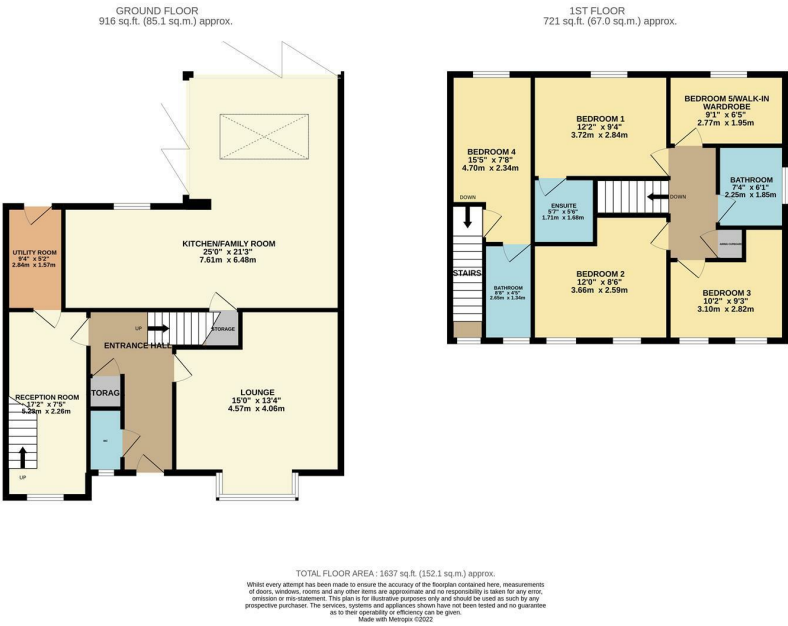


Heathcote Gardens, Church Langley, CM17 9TZ
£700,000



Heathcote Gardens, Church Langley, CM17 9TZ

Extended, much improved and superbly decorated makes this home possibly one of the nicest properties in Church Langley. The property has an entrance hall, ground floor W.C., lounge with bay window, utility room and stunning open plan kitchen/family room which has a full range of fitted wall and base units as well as bi-folds to the garden. There is also a further reception room with an additional staircase which leads to a double bedroom with en-suite bathroom and could lend itself to the possibility of separate living accommodation. The first floor of the main house has a shower room and four bedrooms with en-suite shower room to bedroom one (one bedroom is currently being used as a walk-in wardrobe). Outside, there is plenty of space for parking to the front and the rear garden is landscaped, has side access and a hot tub.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 73 | 76 |
| (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.