



Aynsley Gardens, Church Langley, CM17 9PB  
Guide Price £425,000

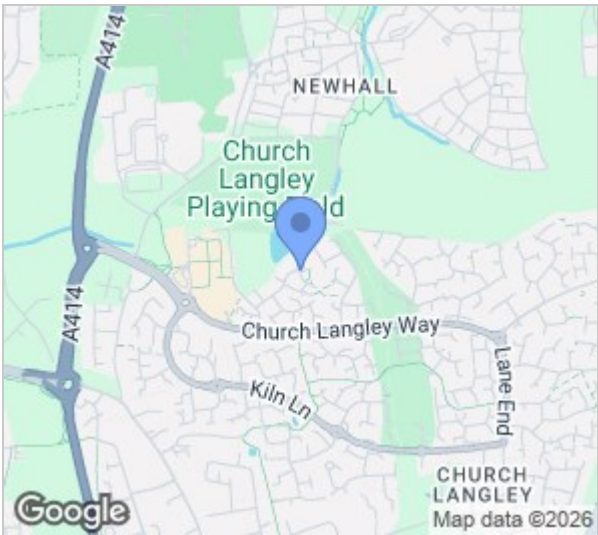
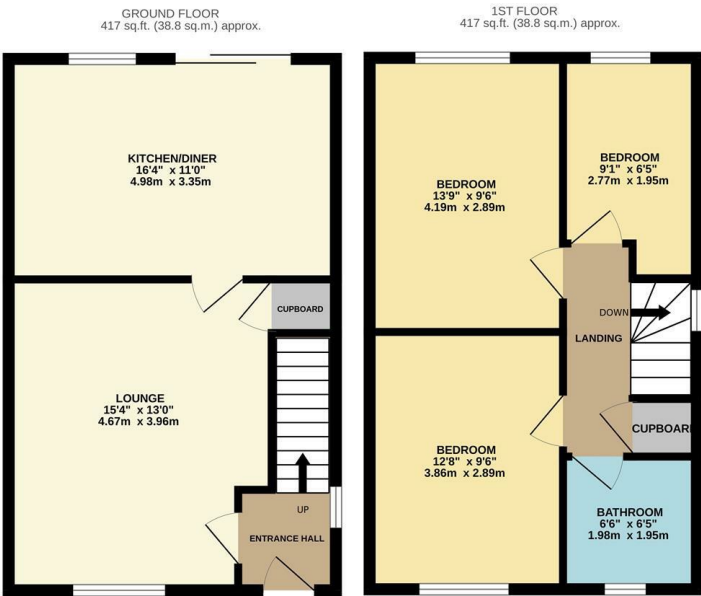




# Aynsley Gardens, Church Langley, CM17 9PB

**\*\*Guide Price £425,000 to £450,000\*\***

Offered with NO CHAIN is this three bedroom semi detached family home, located in the lovely location of Aynsley Gardens, Church Langley. As you enter there is a hallway leading to a bright lounge and a beautiful kitchen/diner with a range of fitted wall and base units, whilst upstairs there are three bedrooms and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to artificial lawn, with a patio area, access to the garage and side access leading out to the driveway at the front. The property sides onto a small green and is within walking distance of open fields, shops and excellent local schools. Please note there is a small estate charge with this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.