





**** OPEN PLAN LIVING **** TWO
DOUBLE BEDROOMS **** This is an
impressive modern property located on
the highly regarded Langley Country
Park Development. In brief the property
offers a hall with guest cloakroom,
fitted kitchen, dining area and lounge
with doors onto the garden. Two double
bedrooms and a bathroom, enclosed
garden and parking.



HALL

Entrance door into the hall with a storage cupboard, radiator and door to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

OPEN PLAN LIVING

KITCHEN

Fitted units with work surfaces, sink unit, fitted oven and hob, plumbing and space for a washing machine, space for a fridge freezer and upvc double glazed window to the front.

LOUNGE DINER

Upvc double glazed doors onto the garden, stairs to the first floor and radiator.

FIRST FLOOR LANDING

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

BEDROOM 2

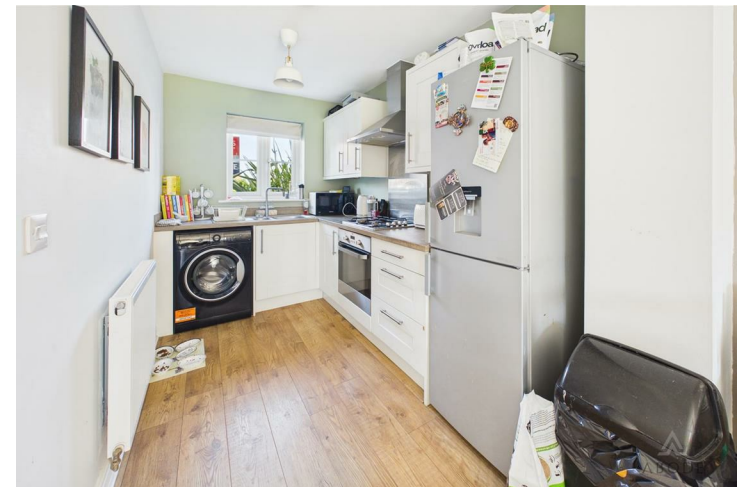
Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator.

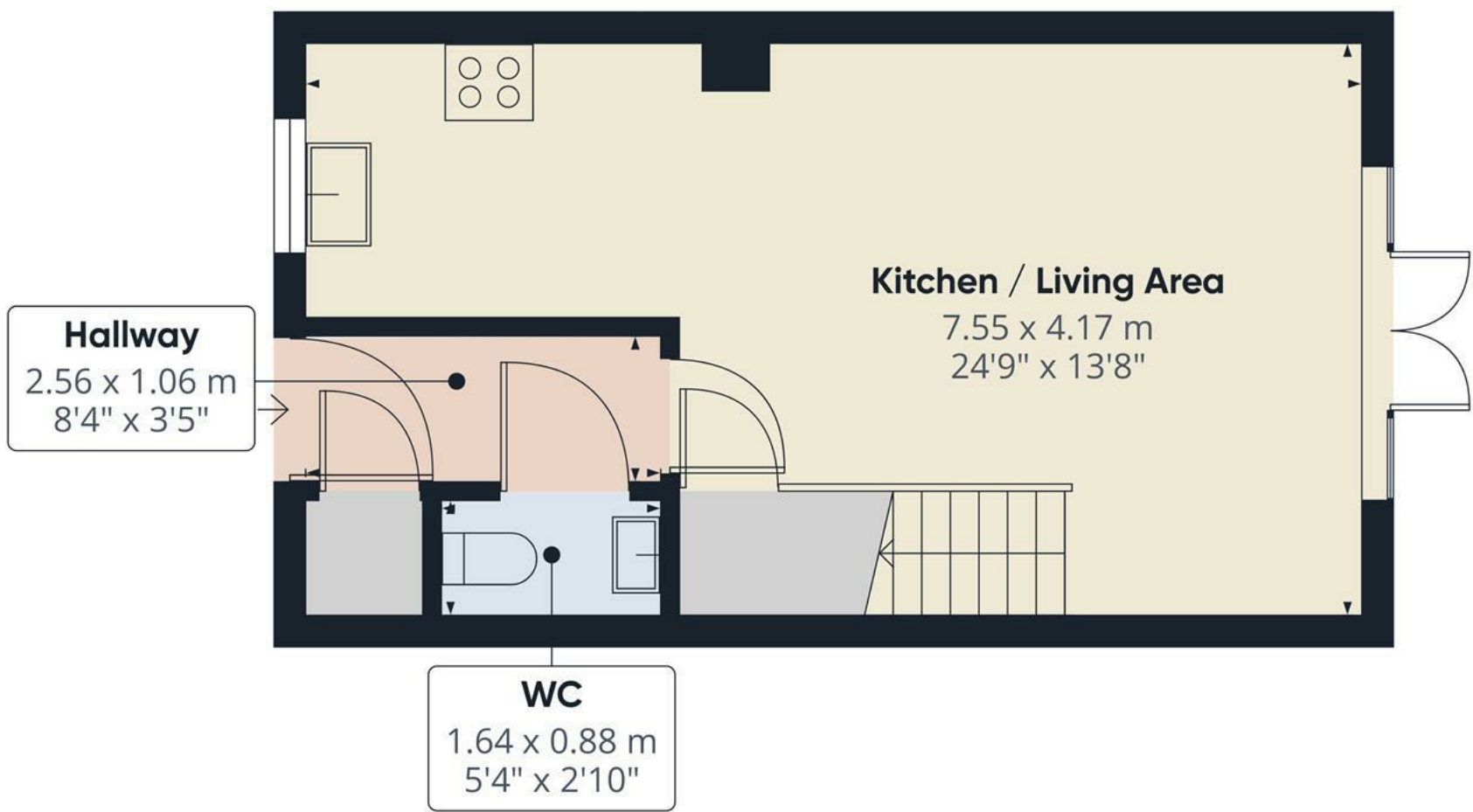
OUTSIDE

Parking to the front and an enclosed rear garden with lawn and paved patio.









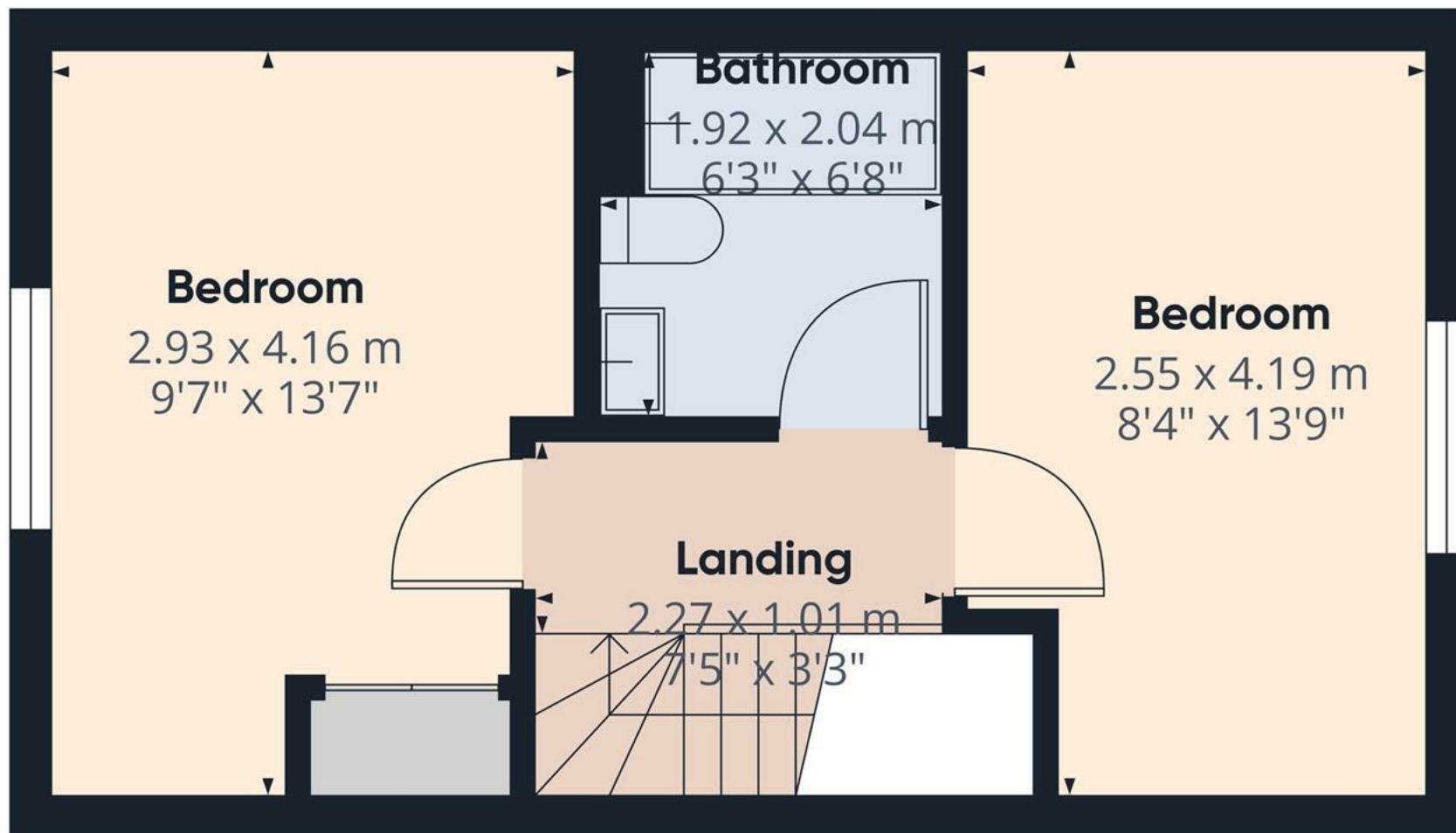
Approximate total area⁽¹⁾
31.3 m²
337 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾

27.4 m²

296 ft²

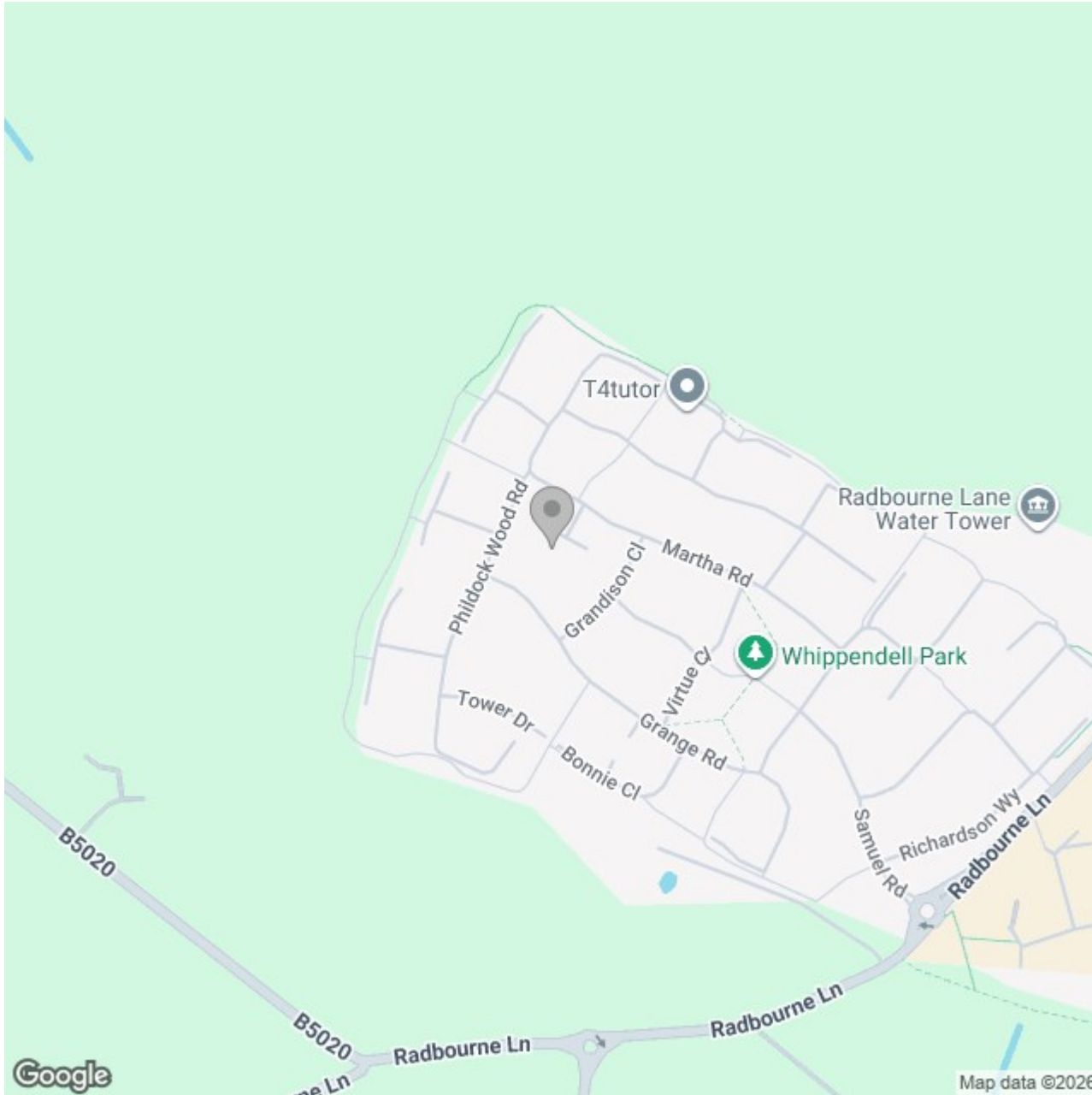
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	