



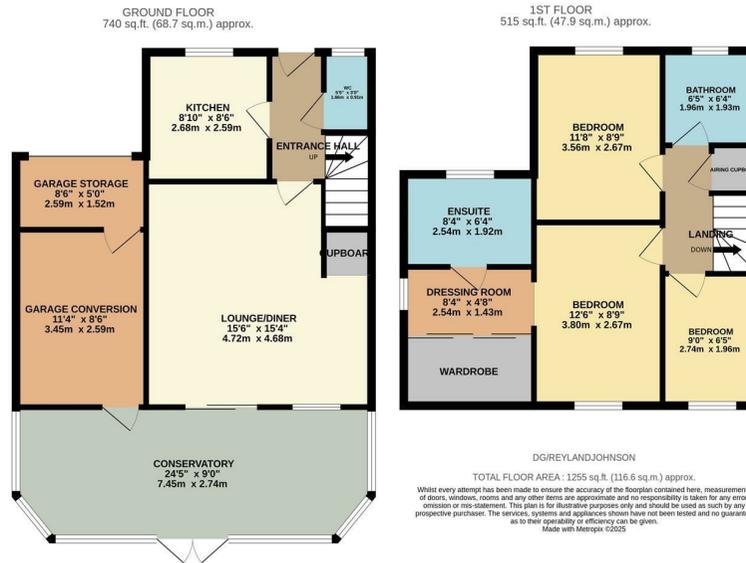
Denby Grange, Church Langley, CM17 9PZ  
Guide Price £400,000

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# Denby Grange, Church Langley, CM17 9PZ

**\*\*Guide Price £400,000 to £415,000\*\***

Located at the end of a quiet cul-de-sac is this three bedroom end terrace family home with a large driveway, plus a dressing room and en-suite to the master. On the ground floor there is an entrance hallway leading to a kitchen with a range of fitted wall and base units, a lounge/diner, large conservatory, cloakroom/WC and a partly converted garage. Upstairs there are three bedrooms with a dressing room and en-suite to the master, plus a separate family bathroom with a white three piece suite. Outside, the rear garden is laid to patio with a shed, whilst to the front there is a driveway. Denby Grange is located at the top of Church Langley, just off Old Hall Rise, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	73 78	England & Wales	EU Directive 2002/91/EC	

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T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk