

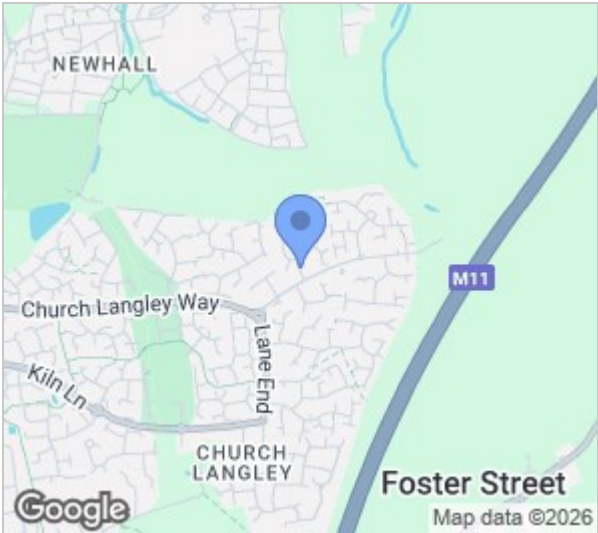
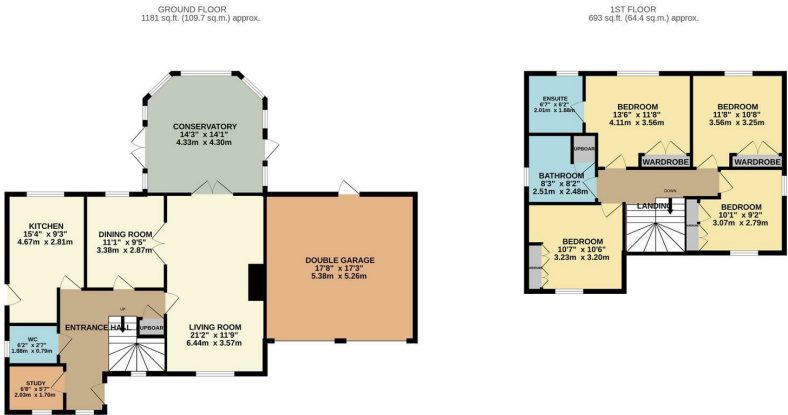


Denby Grange, Church Langley, CM17 9PZ
£675,000



Denby Grange, Church Langley, CM17 9PZ

Offered for sale with no onward chain and available to the resale market for the first time since it was built in 1995 is this immaculately presented four bedroom detached house. The property offers a double garage and large driveway with parking for several vehicles. To the ground floor there is an entrance hall with cloakroom/WC, study/office, modern kitchen with a range of fitted wall & base level units with work-surface areas, dining room, living room and a conservatory. The first floor offers a master bedroom with fitted wardrobes and en-suite bathroom, three further double bedrooms all with fitted wardrobes and a shower room with modern suite. Outside the rear garden is mostly laid to lawn with a patio area, side access and access to the double garage. Denby Grange is a popular area located within the Church Langley development offering local shops, schools and playing fields nearby. Chain Free.



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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