

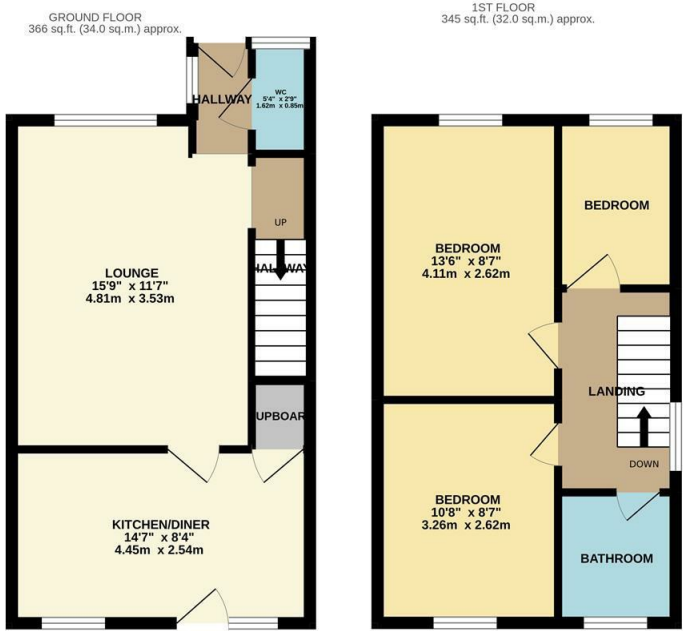


Challinor, Church Langley, CM17 9XD
£400,000



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Offered with no onward chain is this highly improved three bedroom semi detached family home in the popular turning of Challinor, Church Langley. The property comprises an entrance hallway leading to a large lounge, kitchen/diner with a range of fitted wall and base units and a cloakroom/WC. On the first floor are three bedrooms and a luxury family bathroom with a white three piece suite (even with a built in TV), plus the loft has been fully converted to make a usable space (restricted height in places). The rear garden is mainly laid to astro turf with a patio area, while to the front is a large driveway and the garage, which has been converted and is currently used as a beauty room. Located in a quiet cul-de-sac in Challinor just off Old Hall Rise, there are local schools, shops and opens fields within walking distance.



CHIREYLANDJOHNSON
TOTAL FLOOR AREA - 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

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.