

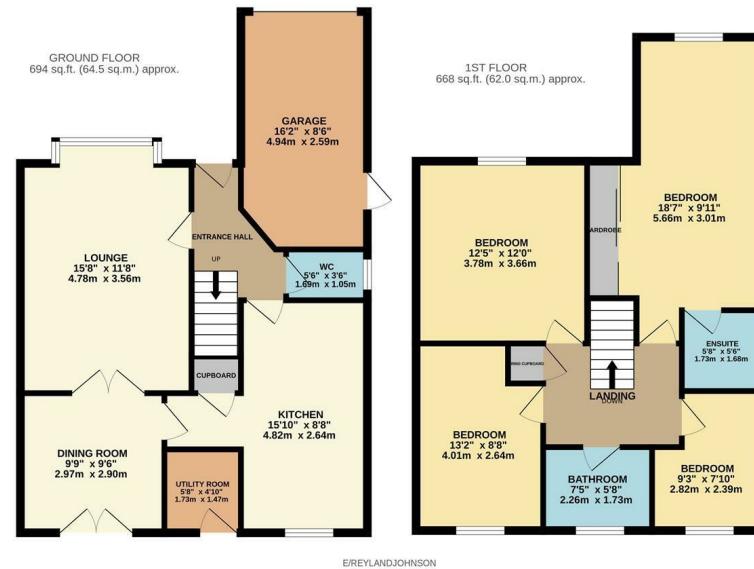


Elwood, Church Langley, CM17 9QJ  
£600,000



# Elwood, Church Langley, CM17 9QJ

Located at the end of a quiet cul-de-sac in Elwood, Church Langley, is this well presented four bedroom detached family home with a large front garden/driveway for four cars and a garage. As you enter there is a hallway leading to a stunning kitchen/diner with a range of fitted wall and base units with integrated appliances and a breakfast bar, a large lounge, separate dining room, utility room and cloakroom/WC. Upstairs there are four bedrooms with an en-suite and fitted wardrobes to the master, plus a stunning family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn, with two patio areas, a shed and side access leading out to the large front garden, driveway for multiple cars and garage. Elwood is located just off Lane End, within walking distance of excellent local schools, shops and open fields.



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.

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