

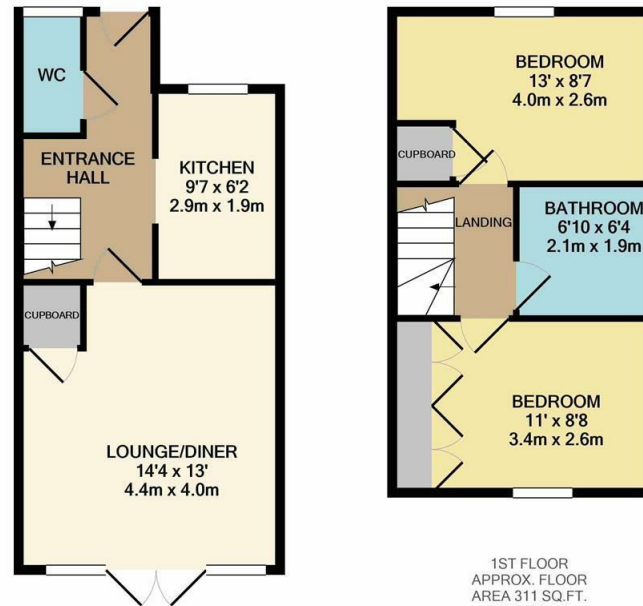
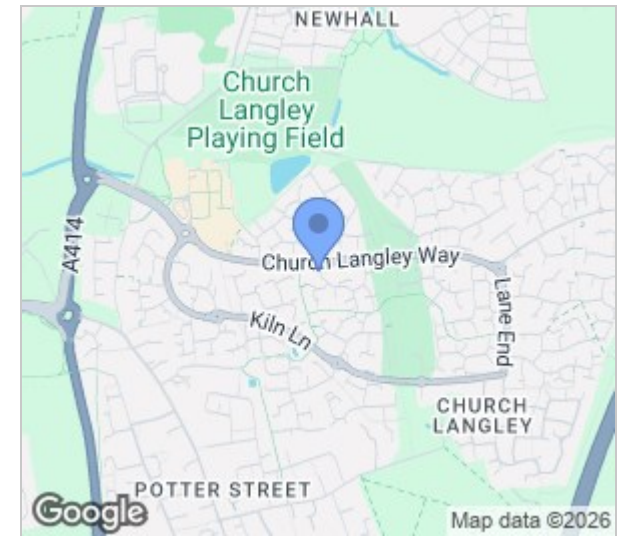


Tickenhall Drive, Church Langley, CM17 9PF  
Guide Price £330,000

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# Tickenhall Drive, Church Langley, CM17 9PF

GUIDE PRICE: £330,000 - £340,000. Offered for sale with no onward chain is this two double bedroom terraced house with garage & driveway. The property comprises an entrance hall with cloakroom/WC leading to a kitchen with a modern range of fitted wall & base level units, lounge/diner, landing, two double bedrooms and a family bathroom with a three piece-suite. Outside the rear garden is southerly facing and is mostly laid to lawn with a patio area. Tickenhall Drive is found just off of Church Langley Way on the popular Church Langley Development which offers a range of local shops and schools nearby. Chain Free.



GROUND FLOOR  
APPROX. FLOOR AREA 337 SQ.FT. (31.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 311 SQ.FT. (28.9 SQ.M.)

TD/REYLANDJOHNSON

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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