



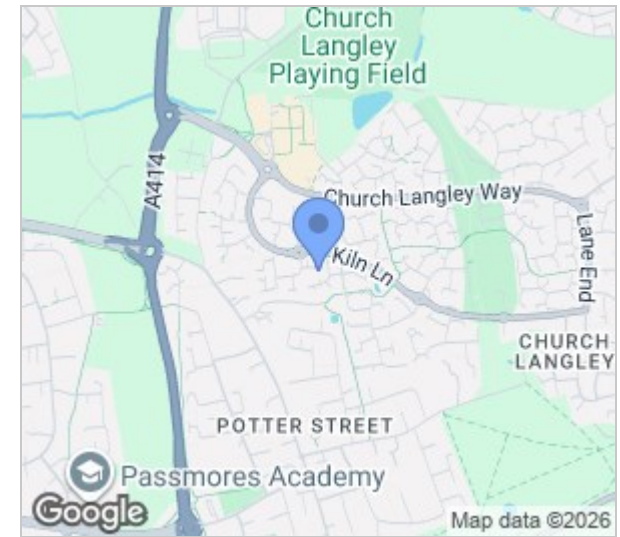
Abbeydale Close, Church Langley, CM17 9QB
Guide Price £550,000

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Abbeydale Close, Church Langley, CM17 9QB

Guide Price £550,000 to £575,000

Located on the end of a quiet cul-de-sac is this absolutely stunning four bedroom detached family home with a large driveway and garage, which is currently used as a home gym. On the ground floor there is an entrance hallway leading to a bright lounge, a stunning kitchen with a range of wall and base units, a separate dining room, a utility room and a cloakroom/WC. Upstairs there are four bedrooms, with a beautiful en-suite to the master and a stunning family shower room. Outside, the rear garden is mainly laid to lawn with a patio area, shed and side access leading out to the large driveway. Abbeydale Close is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



REYLAND, JOHNSON & CO
TOTAL FLOOR AREA: 1127 sq.ft. (104.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual structures, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this document. The plans & floorplans are provided as a guide only and should not be relied upon for any purpose other than that intended. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency over the years.
Made with Hoxby 10000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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