



**Westbury Rise, Church Langley, CM17 9NS**  
**£1,200 Per Month**

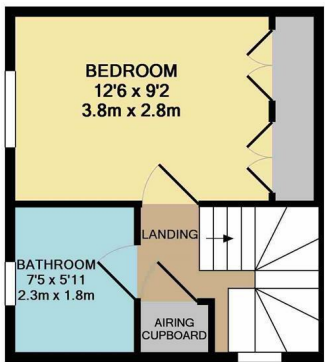


# Westbury Rise, Church Langley, CM17 9NS

Westbury Rise is located off Kiln Lane and this property is situated in small cul-de-sac and benefits from having a driveway as well as two additional parking spaces. Internally the property is presented to a good standard and boasts a lounge/diner & modern fitted kitchen to the ground floor with the first floor having a large double bedroom with fitted wardrobes and a bathroom with a white three-piece bathroom suite. Available late November on an unfurnished basis.



GROUND FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(24.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

498  
TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 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) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>73</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>                                              |                         | <b>97</b> |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         | <b>76</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.