



Burley Hill, Church Langley, CM17 9QQ
£350,000

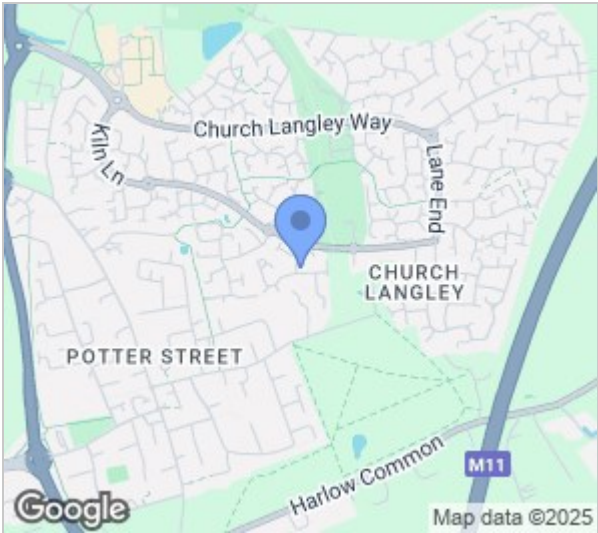


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A well presented two bedroom end of terrace house with allocated parking and a studio/office room. The property comprises an entrance hall with cloakroom/WC leading to a kitchen with a range of fitted wall & base level units with work-surface areas, lounge/diner, landing, shower room with a modern suite and two well proportioned bedrooms with the master benefiting from built in wardrobes. Outside the rear garden is mostly laid to lawn with a patio area and side access with the added benefit of a studio/office room. Burley Hill is a popular area located within the Church Langley development offering local shops, schools, parks and open fields of Harlow common nearby.



REYLANDJOHNSONBH
TOTAL FLOOR AREA: 706 sq ft (65.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is accepted 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 hereon have not been tested and no guarantee as to their operation 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.