



Ridgeways, Church Langley, CM17 9HG

Geoffrey Matthew Estates are pleased to offer for sale this immaculately presented 2/3 bedroom (Built as a three bedroom, converted to two), semi-detached family home set in the popular residential area of Church Langley. Benefiting from a spacious open plan lounge/diner and open kitchen, second sitting room, downstairs wc, good size bedrooms, with recently fitted en-suite to master. The property also enjoys a private rear garden and off street parking.

Offered CHAIN FREE, this property does need to be seen to be fully appreciated and viewings are highly recommended.

Offers In The Region Of £425,000

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- Well Presented
- Second Reception Room
- Off Street Parking
- Semi-Detached
- Downstairs WC
- Viewings Highly Recommended
- Two/Three Bedrooms (Built as Three. Converted To Two)
- En-suite To Master

Entrance Hall

Cloakroom

Open Plan Lounge/Diner

15'5 x 11'10

11'11 x 7'4

Kitchen

11'4 x 7'5 (3.45m x 2.26m)

Dining Room

16'7 x 8'3 (5.05m x 2.51m)

First Floor Landing

Bedroom One

10'5 x 10' (3.18m x 3.05m)

En-Suite

6'7 x 5'1 (2.01m x 1.55m)

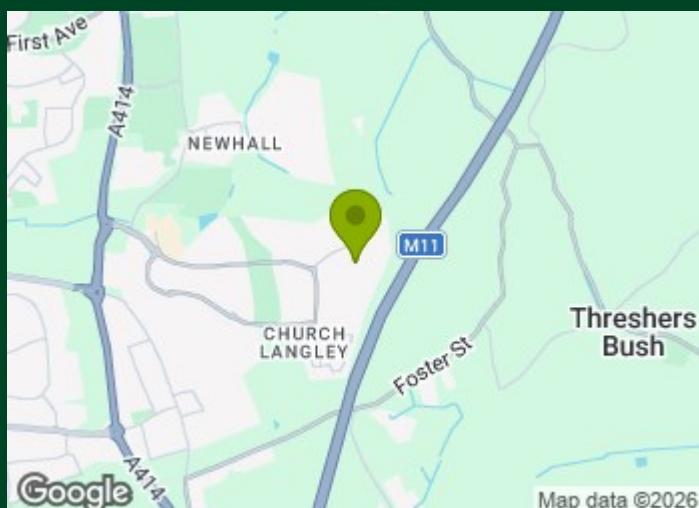
Bedroom Two

8'9 x 15'4 (2.67m x 4.67m)

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Rear Garden



Directions



Floor Plan



Council Tax Details

Harlow Band D

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	
		66	
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		
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