



Doulton Close, CM17 9RG, Church Langley, CM17 9RG
£525,000



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An extended three bedroom detached house with converted garage and driveway. The ground floor comprises an entrance porch leading to a lounge, cloakroom/WC, snug/tv room, impressive kitchen/diner with a range of fitted wall & base level units with work-surface areas and central island, utility room and office/playroom (converted garage). The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom with a three piece-suite. Outside the rear garden is mostly laid to AstroTurf lawn. Doulton Close is located within the popular Church Langley development which offers local shops and schools. The M11 motorway is close by and is accessed via the A414.



REYLAND/JOHNSON/DC
TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.
Made with Floorplan 3.0.0.1



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 firms employment has the authority to make or give any representation or warranty in respect of the property.