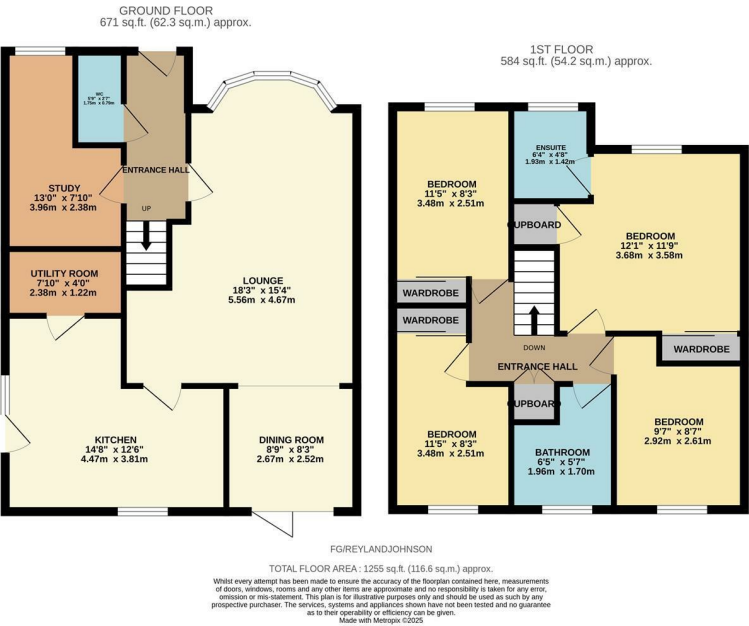
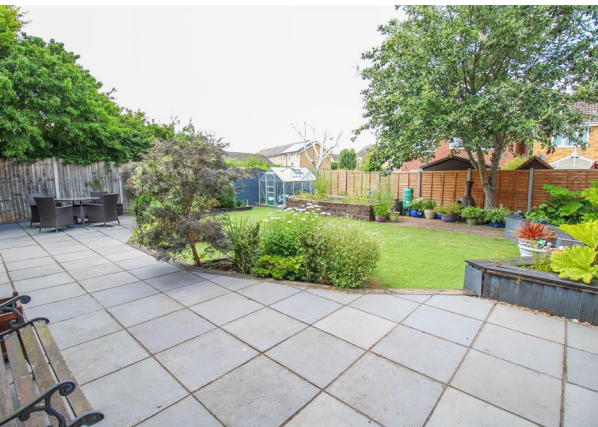




Fenton Grange, Church Langley, CM17 9PG
£600,000

Fenton Grange, Church Langley, CM17 9PG

Located at the end of a cul-de-sac in one of the most desirable turnings in Church Langley is the four double bedroom detached family home with a large corner plot. As you enter there is an entrance hallway leading to a large lounge, which opens onto the dining room, a modern kitchen with a range of fitted wall and base units, plus a utility room, a study and a cloakroom/WC. On the first floor there are four double bedrooms, three of which have fitted wardrobes, a stunning en-suite to the master, plus a family bathroom with a white three piece suite. The large rear garden is mainly laid to artificial lawn with two patio areas, a shed, green house, koi pond and side access leading out to the huge driveway. Fenton Grange is located just off Kiln Lane and consists of only detached homes, within walking distance of excellent local schools, shops and open fields.



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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(59-80) 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	EU Directive 2002/91/EC		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.

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