

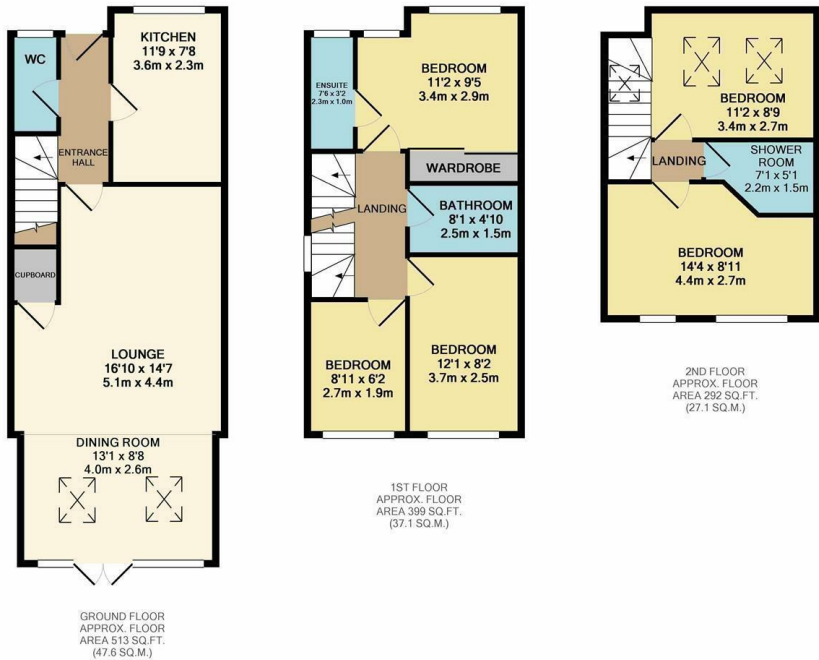


Bentley Drive, Church Langley, CM17 9PA
Offers Over £525,000



Bentley Drive, Church Langley, CM17 9PA

An extended five bedroom semi detached house with parking for several vehicles. The property offers accommodation over three floors with the ground floor comprising an entrance hall with cloakroom/WC leading to a kitchen with a modern range of fitted wall & base level units and a large lounge/diner. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom with a modern white three piece-suite. The top floor benefits two double bedrooms and a shower room. Outside the rear garden is mostly laid to lawn with a patio area. Bentley Drive is located within the popular Church Langley development which offers a range of local shops, schools and playing fields nearby.



1188/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 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) 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	

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