

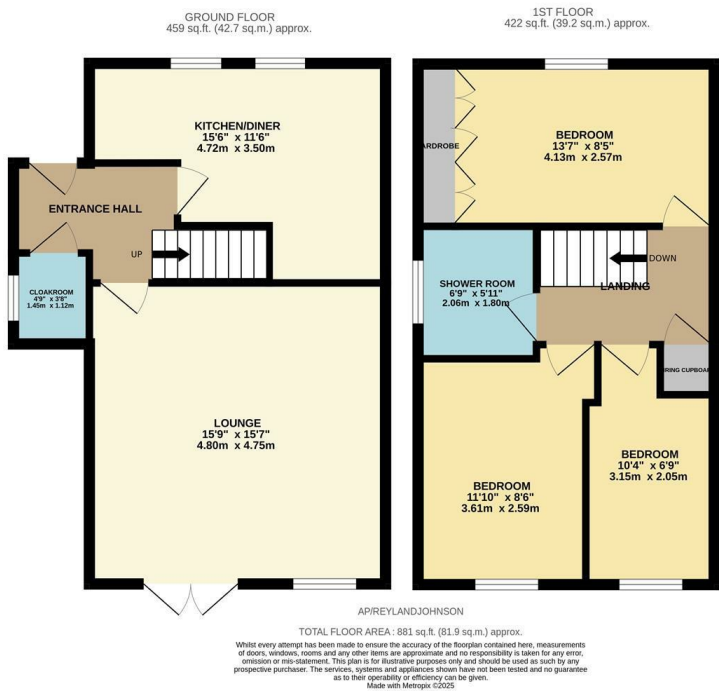


Ashworth Place, Church Langley, CM17 9PW
£465,000



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Located in one of Church Langley's most desirable turnings, is this immaculately presented three bedroom detached family home with a garage and driveway, plus a south facing rear garden. On the ground floor there is an entrance hallway leading to a modern kitchen/diner with a range of fitted wall and base units with integrated appliances, a large, bright lounge and a cloakroom/WC, whilst upstairs there are three bedrooms, with fitted wardrobes to the master and a stunning shower room. Outside the rear garden is mainly laid to artificial lawn, with a patio area, side access and direct access into the garage, with parking in front of it. Ashworth place is located just off Church Langley Way, with excellent schools, shops and open fields just a short walk away.



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.

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