



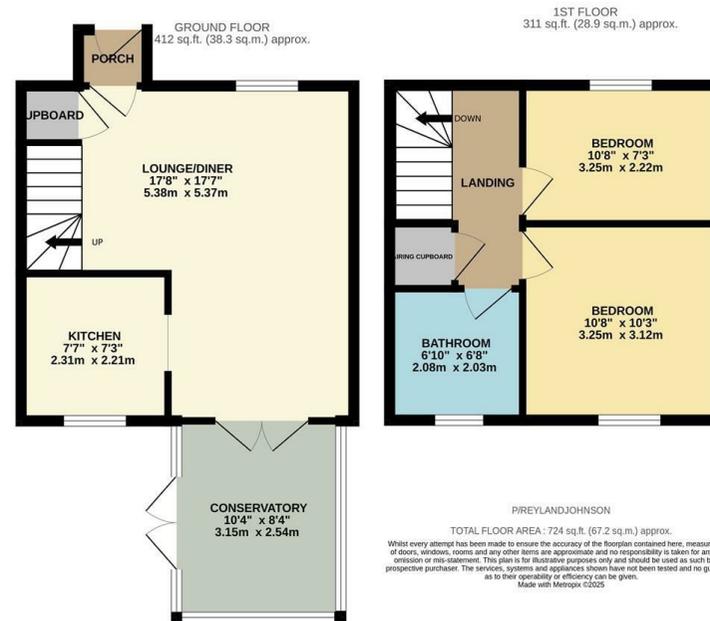
Pilkingtons, Church Langley, CM17 9DR
Guide Price £350,000

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Pilkingtons, Church Langley, CM17 9DR

Guide Price £350,000 to £365,000

Located in a quiet cul-de-sac is this beautifully presented two bedroom semi detached house with parking for two cars and an overlooked, west facing rear garden. As you enter there is a porch leading to an open plan lounge/diner, modern kitchen with a range of fitted wall and base units with integrated appliances and a stunning conservatory, whilst upstairs there are two good sized bedrooms and a beautiful family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a patio area, varied flower bed borders and side access leading out to the two allocated parking spaces. Pilkingtons is found just off Church Langley Way, within walking distance of excellent local schools, shops and open fields, plus a short drive to the M11.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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