



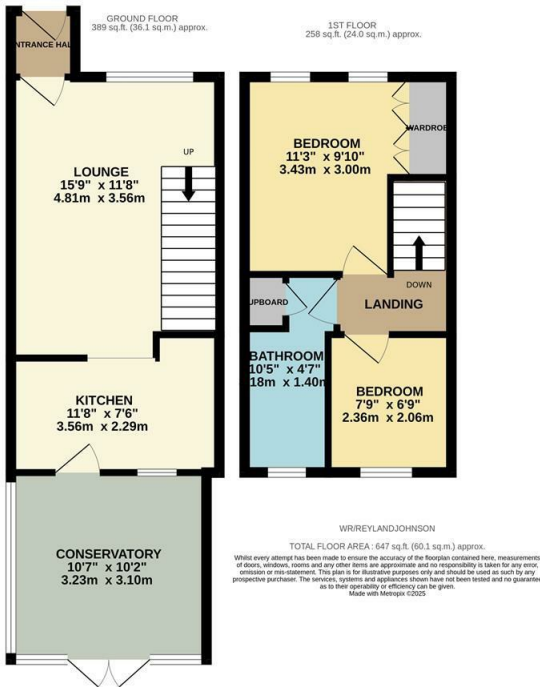
Westbury Rise, Church Langley, CM17 9NT
Guide Price £350,000



Westbury Rise, Church Langley, CM17 9NT

Guide Price £350,000 to £365,000

Located in a quiet cul de sac is this immaculately presented two bedroom end terrace home with a garage and parking. On the ground floor there is a porch leading to an open plan lounge, stunning kitchen with a range of fitted wall and base units with integrated appliances and a conservatory/extension, whilst upstairs there are two bedrooms with fitted wardrobes to the master and a beautiful family bathroom with white three piece suite. The south facing rear garden is mainly laid to lawn with a patio area, shed/summer house and side access leading out to the garage en-bloc and parking. Westbury Rise is located just off Kiln Lane, with excellent local schools, shops and open fields within walking distance.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) 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.