



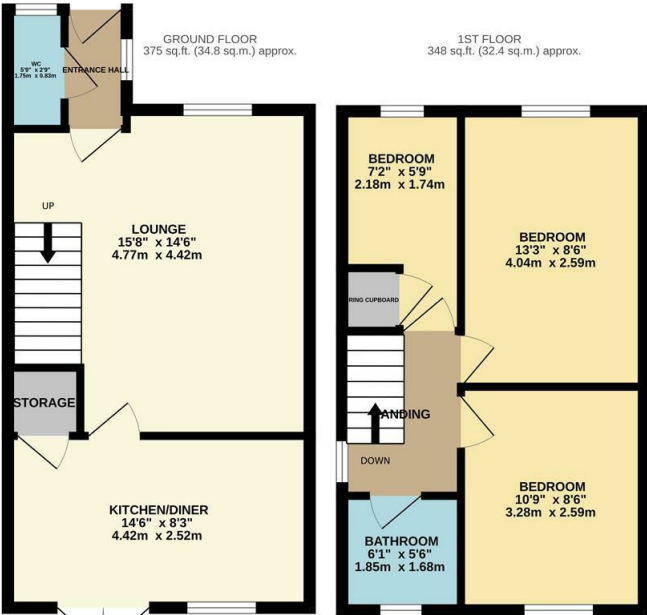
Heathcote Gardens, Church Langley, CM17 9TZ
Guide Price £400,000



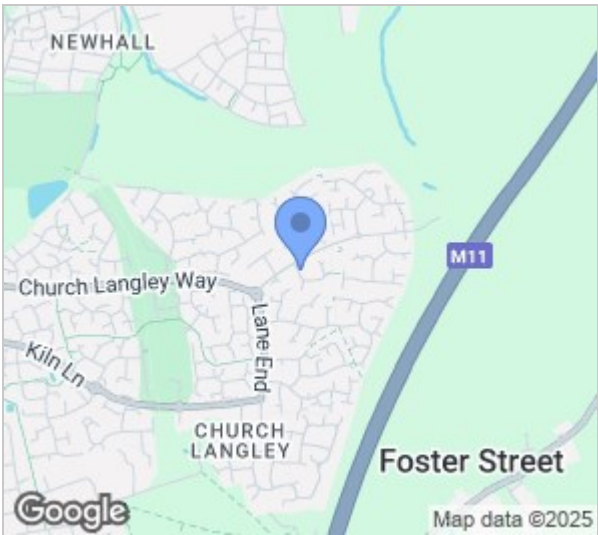
Heathcote Gardens, Church Langley, CM17 9TZ

Guide Price £400,000 to £425,000

Located in a small cul-de-sac is this well presented three bedroom semi detached family home with a garage and parking for two cars. As you enter there is a porch with a cloakroom/WC leading to a large lounge and a modern fitted kitchen/diner with a range of wall and base units with integrated appliances, whilst upstairs there are three bedrooms and a family bathroom with a three piece suite. Outside the south facing rear garden is mainly laid to artificial lawn, with a patio area and side access, with the garage and parking to the front. Heathcote Gardens is located just off Old Hall Rise, within walking distance of excellent local schools, shops and open fields.



HGIREYLANDJOHNSON
TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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