



Hadley Grange, Church Langley, CM17 9PQ
Guide Price £250,000

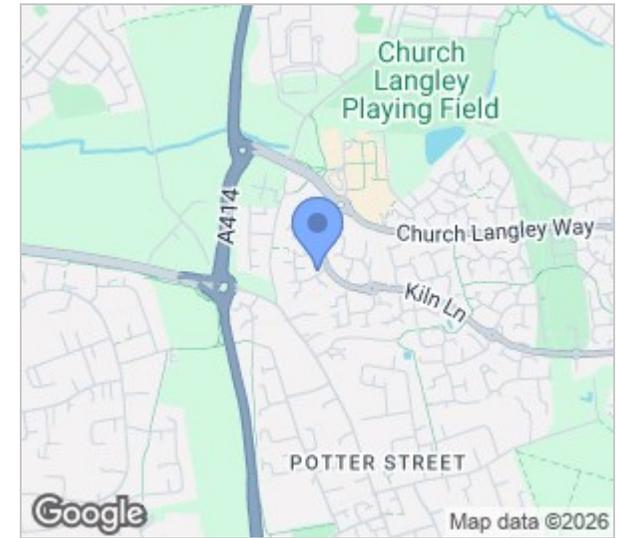
1 1 1 D

A set of four white icons on a dark blue background. From left to right: a bed icon, a bathtub icon, a sofa icon, and a double garage icon labeled with the letter 'D'. Each icon is followed by the number '1'.

Hadley Grange, Church Langley, CM17 9PQ

GUIDE PRICE £250,000 to £260,000

Offered with no onward chain is this well presented one double bedroom house in the desirable Church Langley development, with its own private garden and two parking spaces. Inside there is an open plan lounge/diner and kitchen with a range of fitted wall and base units, whilst upstairs there is a double bedroom with fitted wardrobes and a modern shower room. Outside there is a large front garden, a private garden accessed via a gate and two allocated parking spaces. Hadley Grange is located just off Kiln Lane, with public transport, shops and open fields just a stones throw away.



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TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	86	63

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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