



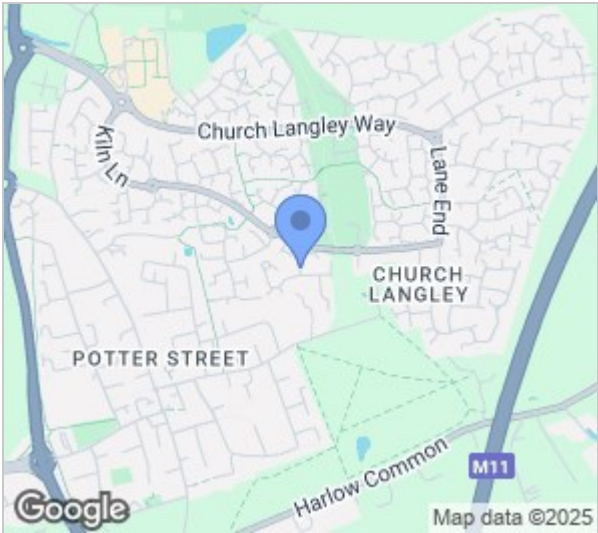
Burley Hill, Church Langley, CM17 9QH  
£500,000





# Burley Hill, Church Langley, CM17 9QH

Located in a quiet cul-de-sac in the popular turning of Burley Hill is this five bedroom detached family home, which includes a loft extension and a converted garage. On the ground floor there is an entrance hallway leading to a lounge, dining room, kitchen with a range of fitted wall and base units, utility area, cloakroom/WC and a playroom/office (the converted garage). Upstairs there are three bedrooms with an en-suite to the master, plus a family bathroom, while on the top floor are two further bedrooms. Outside the rear garden is laid to lawn and decking, with two sheds and side access leading to the front garden and driveway. Burley hill is found just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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