



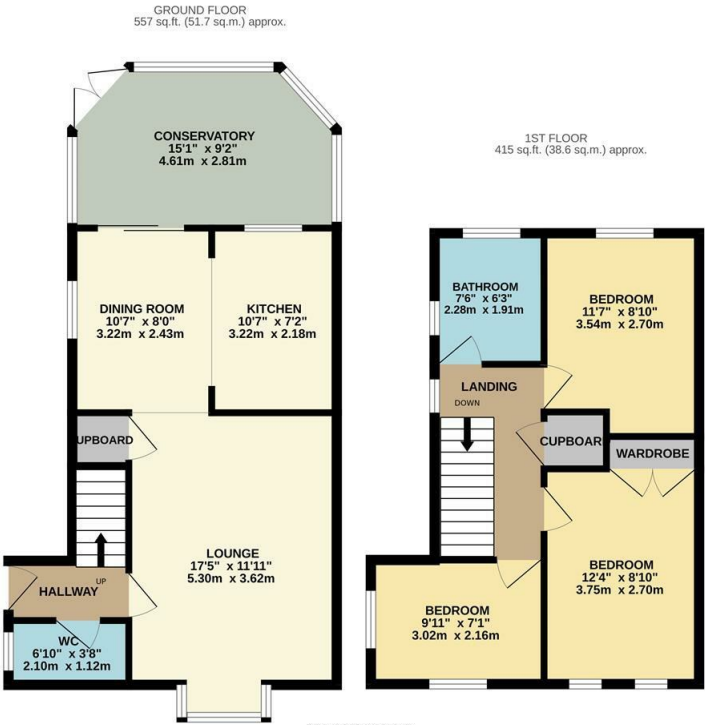
Westbury Rise, Church Langley, CM17 9NS
Guide Price £425,000



Westbury Rise, Church Langley, CM17 9NS

****GUIDE PRICE £425,000 - £450,000****

A spacious three bedroom semi detached home with a garage and driveway, nicely positioned in the sought after turning of Westbury Rise in Church Langley. The ground floor comprises an entrance hallway with a WC, leading to a good sized lounge, an open-plan kitchen and dining room and a conservatory. Upstairs there are three good sized bedrooms and a family bathroom with a white three piece suite, whilst outside, the west facing rear garden is mainly laid to lawn with a patio and rear access, plus direct access to the garage and driveway. Westbury Rise is located within Church Langley, within walking distance of excellent local schools, shops and open fields.



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

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