



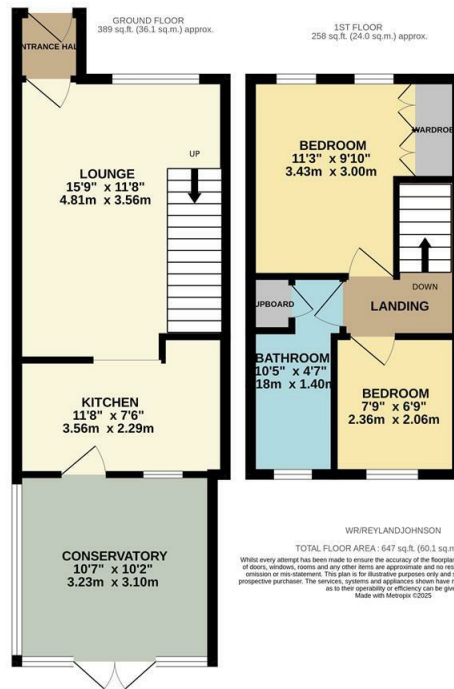
Westbury Rise, Church Langley, CM17 9NT
Guide Price £350,000

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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	88	England & Wales	EU Directive 2002/91/EC	65

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