



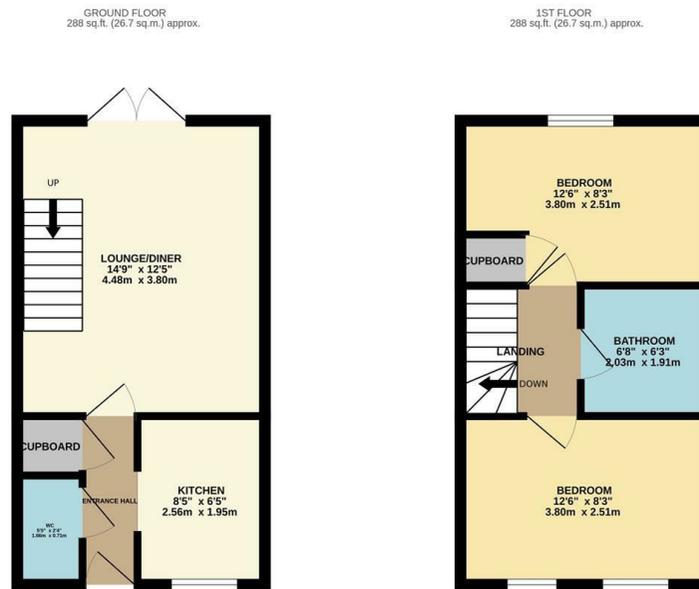
Heathcote Gardens, Church Langley, CM17 9TZ
Guide Price £300,000

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Heathcote Gardens, Church Langley, CM17 9TZ

**** (Guide Price £300,000 - £315,000) ****

Offered for sale with no onward chain is this two double bedroom terraced house with allocated parking. The property comprises an entrance hall leading to a kitchen with a range of fitted wall & base level units, cloakroom/WC, lounge/diner, landing, two double bedrooms and a family bathroom with a three piece-suite. Outside the rear garden is mostly laid to lawn with a patio area and rear access. Heathcote Gardens is located on the popular Church Langley development which offers local shops, schools and playing fields nearby. Chain Free.



REYLAND.JOHNSONHG
 TOTAL FLOOR AREA: 576 sq.ft. (53.5 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.
 Made with Metagen 12/25



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO ₂ emissions																															
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England & Wales		England & Wales																													
EU Directive 2002/91/EC		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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