

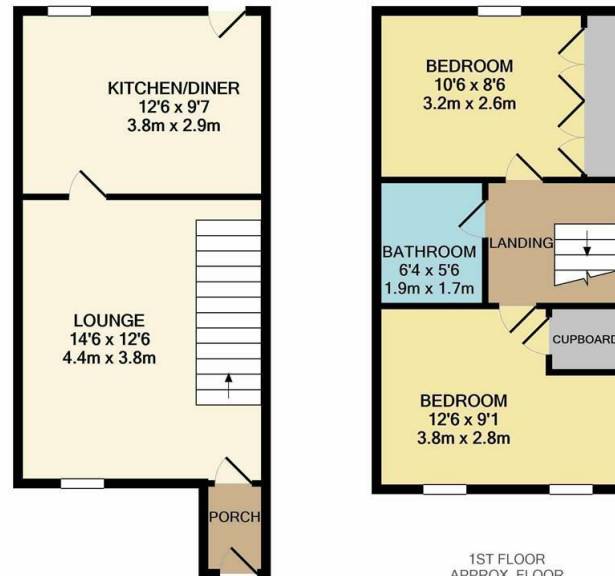


Westbury Rise, Church Langley, CM17 9NT  
£335,000

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# Westbury Rise, Church Langley, CM17 9NT

A well-presented, two double bedroom house with a driveway in a sought-after cul-de-sac in the Church Langley development. The property comprises an entrance porch leading to a generous lounge, a modern kitchen/diner with fitted wall and base units and there is also a good-sized westerly facing garden. The first floor offers two double bedrooms and a family bathroom with a three-piece suite. Westbury Rise is situated in the Church Langley development, allowing for access to several schools, whilst also being well-placed for the A414 and M11.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 313 SQ.FT.  
 (29.0 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 302 SQ.FT.  
 (28.0 SQ.M.)

REYLANDJOHNSON/WR  
 TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(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	

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