

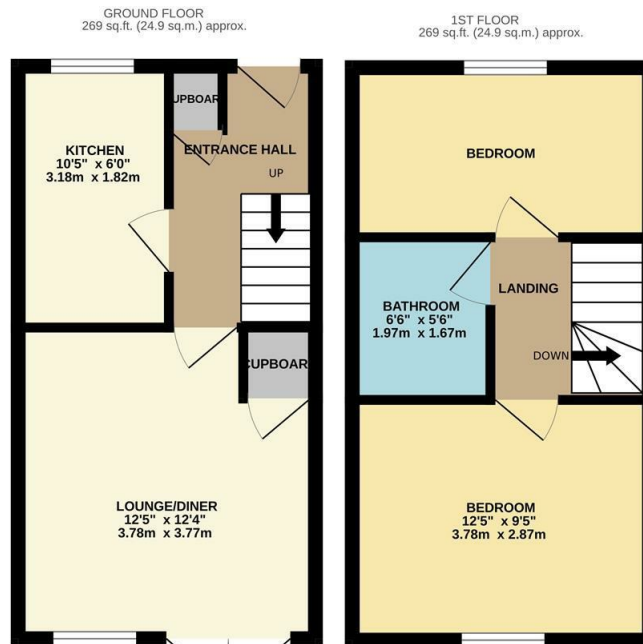


Mallards Rise., Church Langley, CM17 9PL
£1,550 Per Month

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Mallards Rise., Church Langley, CM17 9PL

Available NOW on an unfurnished basis is this pretty, two bedroom terraced home which is located in a quiet cut-de-sac in Church Langley with allocated parking. The property has been redecorated throughout and has an entrance hallway leading to a newly fitted kitchen with a range of fitted wall and base units a good size lounge/diner with access to the garden, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn with a patio area and shed, with the allocated parking for two vehicles and lawn to the front. Mallards Rise is located just off Church Langley Way, just a short walk from excellent local schools, shops and open fields.



MR/REYLANDJOHNSON
 TOTAL FLOOR AREA: 537 sq.ft. (49.9 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 Metropix (2025)



| 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 | |
| (92 plus) A | | (81-91) A | |
| (81-91) B | | (69-80) B | |
| (69-80) C | | (55-68) C | |
| (55-68) D | | (39-54) D | |
| (39-54) E | | (21-38) E | |
| (21-38) F | | (1-20) F | |
| (1-20) G | | Not environmentally friendly - higher CO ₂ emissions | |
| Not energy efficient - higher running costs | | | |
| | 88 | | |
| | 71 | | |
| England & Wales | EU Directive 2002/91/EC | 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.