

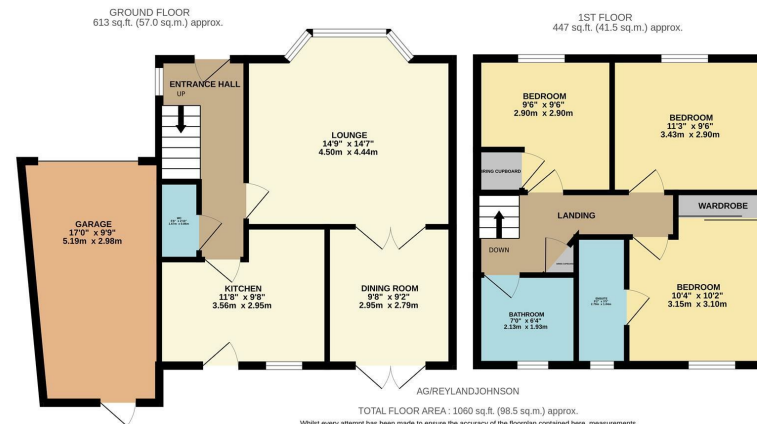
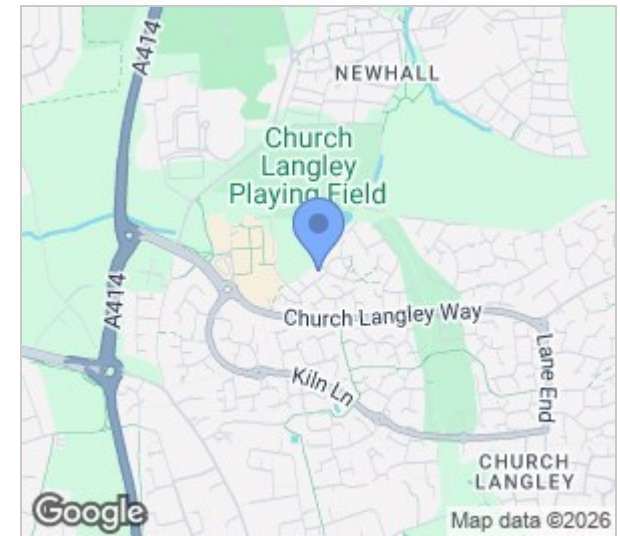


Aynsley Gardens, Church Langley, CM17 9PB  
£450,000

3 2 2 C

# Aynsley Gardens, Church Langley, CM17 9PB

Located in the highly desirable turning of Aynsley Gardens, Church Langley is this neatly presented three bedroom detached family home with a garage and driveway. On the ground floor there is an entrance hallway leading to a large lounge with a bright bay window, a dining room, modern kitchen with a range of fitted wall and base units and a cloakroom/WC. Upstairs there are three good sized bedrooms, with an en-suite and fitted wardrobes to the master and a neat family bathroom with a white three piece suite. Outside, the well stocked rear garden is laid to lawn, patio and stones, a shed and with side access, plus direct access to the garage, with a driveway and garden to the front. Aynsley Gardens is conveniently located just off Chamberlain Close, just a stones throw from Tesco and Church Langley playing field, with excellent local schools within walking distance.



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 12/2020.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	71	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk