



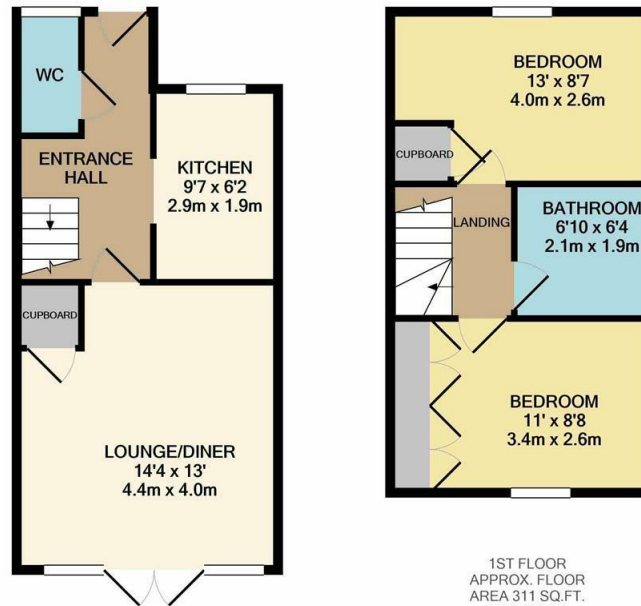
Tickenhall Drive, Church Langley, CM17 9PF
£350,000

2 1 1 C

A set of icons representing the property's features: a bed icon for 2 bedrooms, a bathtub icon for 1 bathroom, a sofa icon for 1 living room, and a lightbulb icon for central heating (C).

Tickenhall Drive, Church Langley, CM17 9PF

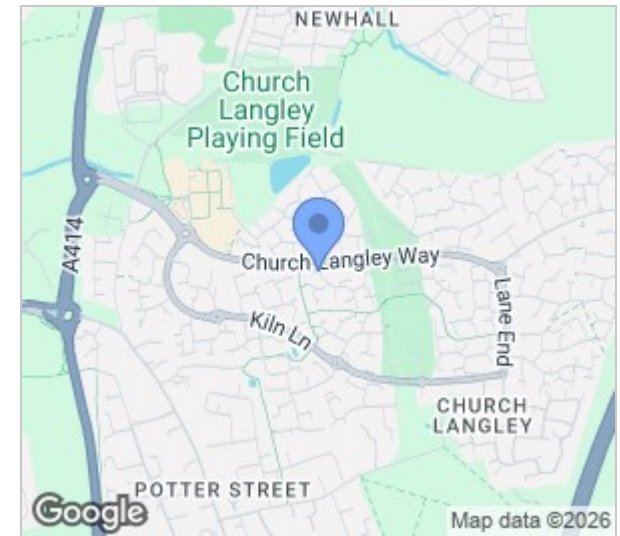
Offered for sale with no onward chain is this two double bedroom terraced house with garage & driveway. The property comprises an entrance hall with cloakroom/WC leading to a kitchen with a modern range of fitted wall & base level units, lounge/diner, landing, two double bedrooms and a family bathroom with a three piece-suite. Outside the rear garden is southerly facing and is mostly laid to lawn with a patio area. Tickenhall Drive is found just off of Church Langley Way on the popular Church Langley Development which offers a range of local shops and schools nearby. Chain Free.



TD/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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		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		(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	England & Wales	EU Directive 2002/91/EC

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

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