



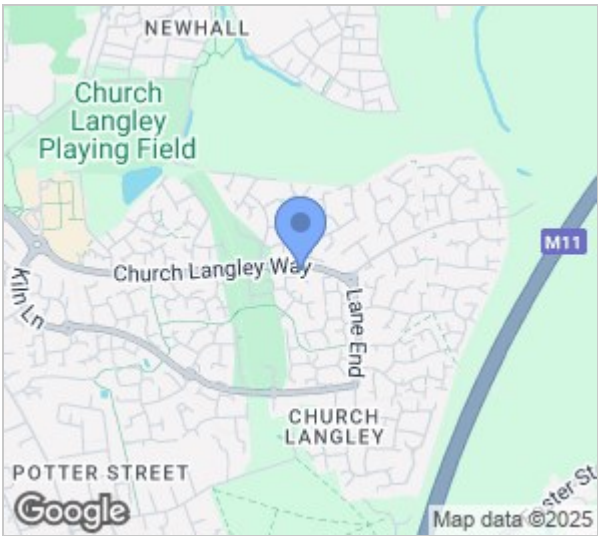
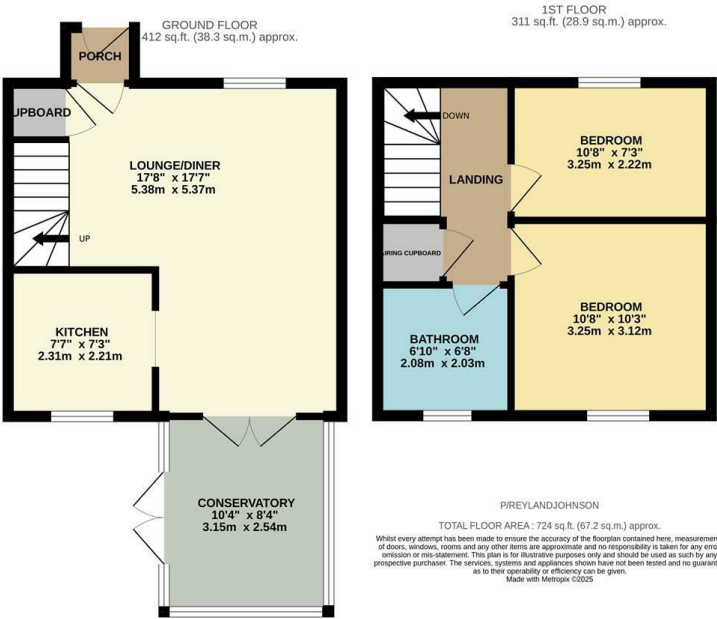
Pilkingtons, Church Langley, CM17 9DR  
Guide Price £350,000



# Pilkingtons, Church Langley, CM17 9DR

\*\*Guide Price £350,000 to £365,000\*\*

Located in a quiet cul-de-sac is this beautifully presented two bedroom semi detached house with parking for two cars and an overlooked, west facing rear garden. As you enter there is a porch leading to an open plan lounge/diner, modern kitchen with a range of fitted wall and base units with integrated appliances and a stunning conservatory, whilst upstairs there are two good sized bedrooms and a beautiful family bathroom with a white three piece suite. Outside, the west facing rear garden is mainly laid to lawn with a patio area, varied flower bed borders and side access leading out to the two allocated parking spaces. Pilkingtons is found just off Church Langley Way, within walking distance of excellent local schools, shops and open fields, plus a short drive to the M11.



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		

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		

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