

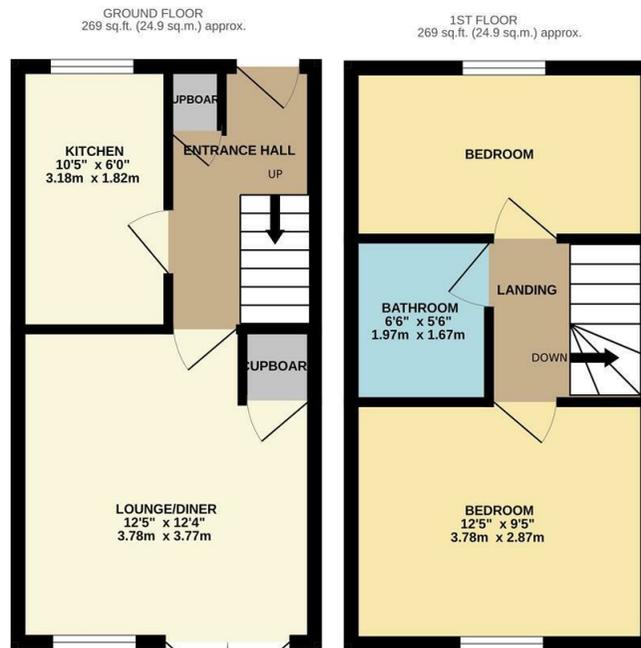
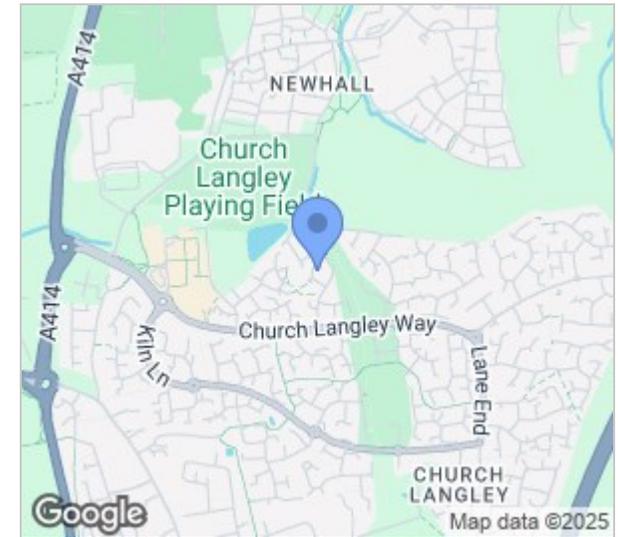


Mallards Rise., Church Langley, CM17 9PL
Guide Price £290,000

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Mallards Rise., Church Langley, CM17 9PL

GUIDE PRICE: £290,000 - £300,000. Offered with no onward chain and located in a quiet cut-de-sac in Church Langley is this two bedroom terrace home with allocated parking, that needs some modernising. On the ground floor there is an entrance hallway leading to a kitchen with a range of fitted wall and base units an a lounge/diner, 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 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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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