



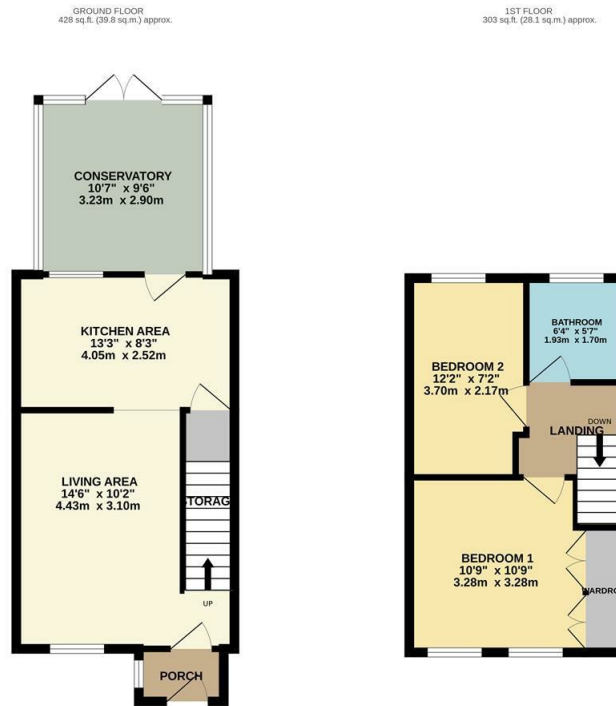
Albert Gardens, Church Langley, CM17 9QF
£350,000

2 1 2 C

A set of icons representing property features: a bed icon followed by the number 2, a bathtub icon followed by the number 1, a sofa icon followed by the number 2, and a lightbulb icon followed by the letter C.

Albert Gardens, Church Langley, CM17 9QF

SOLD PRIOR TO MARKETING An immaculate two bedroom end of terrace home with conservatory and parking for two. The property has an entrance porch, open plan living area with wooden flooring, fitted kitchen which has a range of wall and base units and integrated appliances, the conservatory has underfloor heating & French doors opening onto the garden. The first floor has a modern bathroom and two bedrooms, both with fitted wardrobes. Parking is to the front and the rear garden is landscaped with side access.



| 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 |

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.

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