

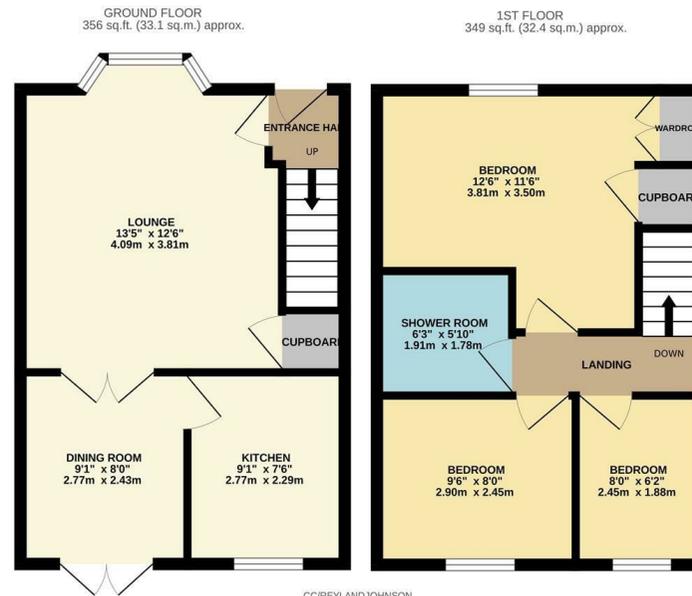


Chamberlain Close, Church Langley, CM17 9QP  
£375,000



# Chamberlain Close, Church Langley, CM17 9QP

Located in the highly popular Church Langley Development is this well presented, three bedroom end terrace family home with a garage and parking. As you enter there is a hallway leading to a lounge, dining room and modern kitchen with a range of fitted wall and base units, whilst upstairs there are three bedrooms, with fitted wardrobes to the master, plus a modern shower room. Outside, the rear garden includes a corner plot, with a mix of patio, artificial lawn and raised beds, with a shed and rear access out to the single garage with parking in front of it. Chamberlain Close is found just off Church Langley Way, just a short walk from excellent schools, shops and open fields.



CC/REYLANDJOHNSON  
 TOTAL FLOOR AREA - 705 sq.ft. (65.5 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 <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-91) <b>B</b>		
(69-80) <b>C</b>			(49-80) <b>C</b>		
(55-68) <b>D</b>			(35-68) <b>D</b>		
(39-54) <b>E</b>			(21-54) <b>E</b>		
(21-38) <b>F</b>			(11-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>68</b>	<b>79</b>				
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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