

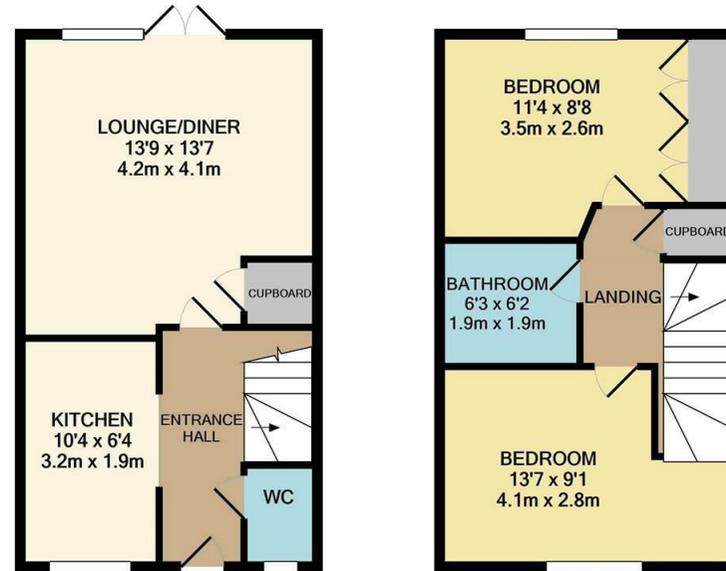


Malkin Drive, Church Langley, CM17 9WH
£1,300 Per Month

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Malkin Drive, Church Langley, CM17 9WH

A two double bedroom terraced house with garage and driveway. The property comprises an entrance hall with cloakroom/WC leading to a kitchen with a range of fitted wall & base level units with work-surface areas, lounge/diner, landing, two double bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to lawn with a decking area and rear access. Malkin Drive is located on the popular Church Langley development which offers local shops, schools and doctors surgery. The property is available End of May on an unfurnished basis.



GROUND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

REYLANDJOHNSON/MD
TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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