



Davenport, Church Langley, CM17 9TJ
Guide Price £400,000

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Davenport, Church Langley, CM17 9TJ

** (Guide Price £400,000 - £415,000) **

A well presented three bedroom end of terrace house with garage & driveway. The property comprises an entrance hall with cloakroom/WC leading to a lounge/diner, kitchen with a modern range of fitted wall & base level units, landing, three bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is westerly facing and is mostly laid to lawn with side access leading to the garage. Davenport is a popular area located within the Church Langley development offering local shops, schools and playing fields nearby.



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TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metrepro 10/2025



| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 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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