

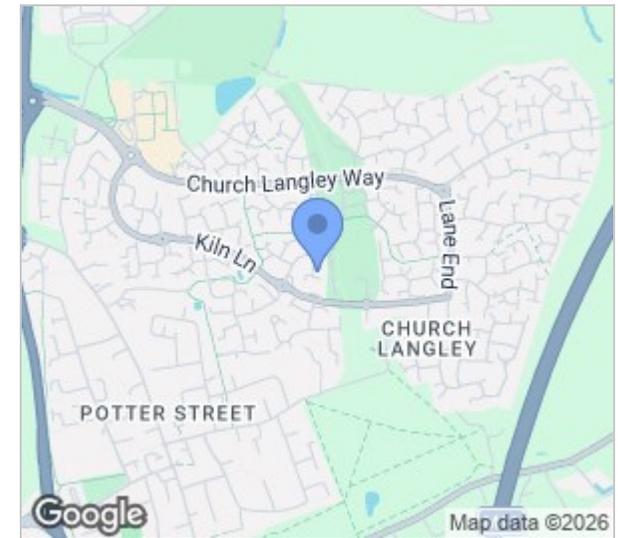


Westbury Rise, Church Langley, CM17 9NT
£1,400 Per Month

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Westbury Rise, Church Langley, CM17 9NT

Available mid June 2024 on an unfurnished basis is this well presented two bedroom house with parking for two cars in the popular turning of Westbury Rise, Church Langley. The property comprises a porch leading to an open plan lounge/diner and modern kitchen with a range of fitted wall and base units with white goods included, while on the first floor are two bedrooms with fitted wardrobes to the master and a family bathroom with a modern three piece suite. The rear garden is mainly laid to lawn with a patio area and rear access, with the parking for two cars at the front of the property. Westbury Rise is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency rate to be given.
Made with Metreplex (2022)



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	91

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	

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.