

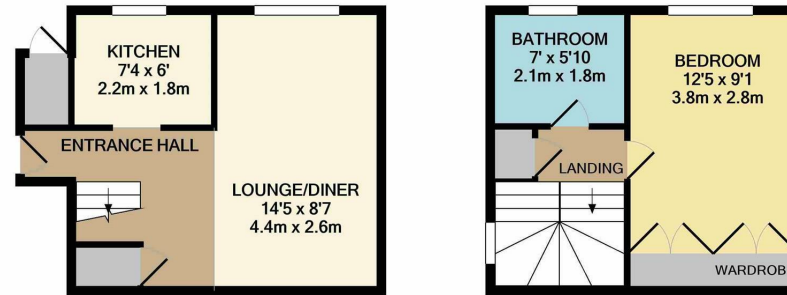


Tickenhall Drive, Church Langley, CM17 9PF
£235,000

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Tickenhall Drive, Church Langley, CM17 9PF

A one bedroom end of terrace house with two allocated parking spaces. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base level units and work-surface areas, landing, double bedroom with fitted wardrobes and a bathroom with a white three piece-suite. Ideal for first time buyers or investors Tickenhall Drive is located within the popular Church Langley development which benefits from a range of local shops and schooling.



GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)

REYLANDJOHNSON/TD
TOTAL APPROX. FLOOR AREA 473 SQ.FT. (43.9 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			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		91	(81-91) B		
(69-80) C		74	(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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