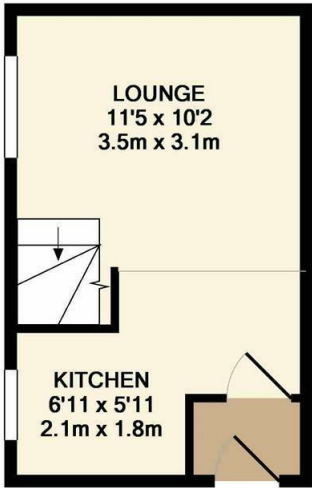


Wedgewood Drive, Church Langley, CM17 9PX
£225,000

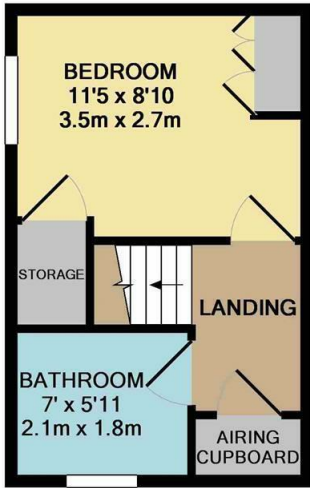


Wedgewood Drive, Church Langley, CM17 9PX

Located in a quiet cul-de-sac, this smart and compact Freehold one-bedroom terraced house benefitting from two allocated parking spaces and is offered with no onward chain. The ground floor accommodation comprises an entrance hall leading to a fitted kitchen with a range of wall and base units and ample worktop space, opening into the lounge. Upstairs, there is a good-sized double bedroom with fitted wardrobes and a bathroom featuring a three-piece suite. Wedgewood Drive is situated within the popular Church Langley development, conveniently located for a range of local shops, schools, playing fields and parks. An ideal first-time purchase or buy-to-let investment, this property offers a fantastic opportunity for buyers looking for a well-located, low-maintenance home. Chain free.

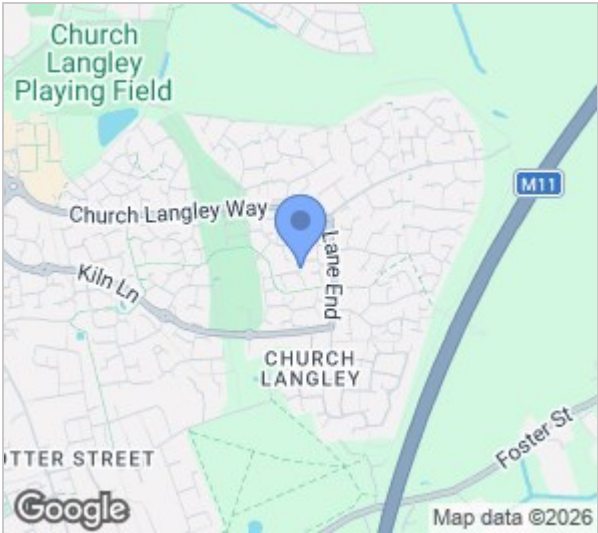


GROUND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

217
TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.9 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		
	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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.