



Davenport, Church Langley, CM17 9TJ  
Offers Over £315,000

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# Davenport, Church Langley, CM17 9TJ

A CHAIN FREE two bedroom terraced home with two allocated parking spaces in the popular turning of Davenport, Church Langley. The ground floor comprises an entrance hall leading to a well-presented lounge and open-plan kitchen/diner. The first floor offers two good sized bedrooms with built in wardrobes and a family bathroom with a three-piece suite. The rear garden is low maintenance, mainly laid to artificial lawn with a paved patio area and has gated rear access and a shed. Davenport is found within Chelsea Gardens just off Lane End in the desirable Church Langley Development, within walking distance of excellent local schools, shops and open fields perfect for dog walks. As previously mentioned the property is being offered with No Onward Chain.



REYLANDJOHNSON  
 TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the Figures contained here, measurements of blocks, windows, doors and any other items are approximate and the 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 network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan (2025)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 71 (Current), 88 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 71 (Current), 88 (Potential)

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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