



Hadley Grange, Church Langley, CM17 9PH  
Guide Price £350,000

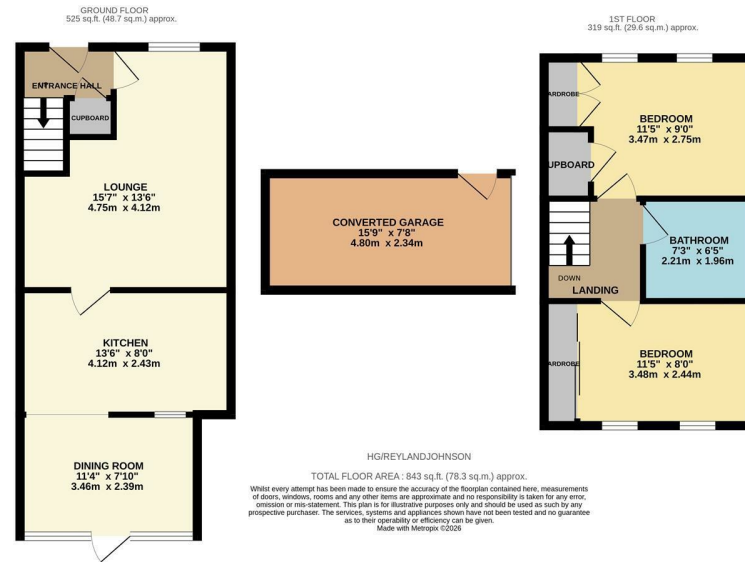
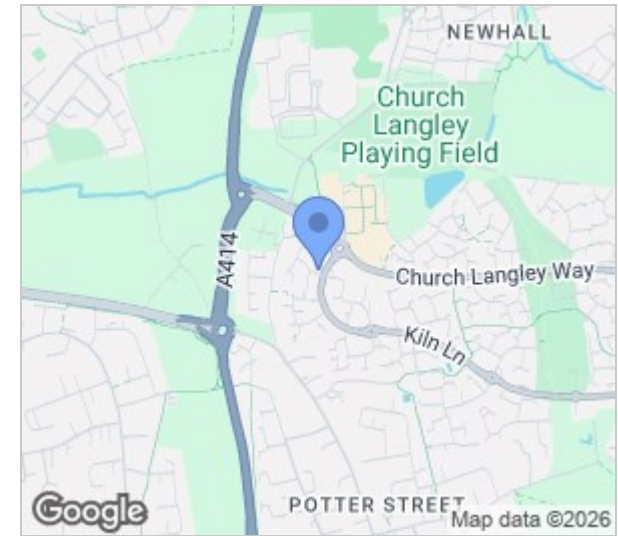
2 1 2 D

A set of property feature icons. From left to right: a bed icon, a bathtub icon, a sofa icon, and a lightbulb icon. The numbers 2, 1, 2, and D are placed below each respective icon.

# Hadley Grange, Church Langley, CM17 9PH

**\*\*Guide Price £350,000 - £375,000\*\***

Offered for sale with no onward chain is this well presented two double bedroom terraced house with a garage (currently converted) and parking. The property comprises an entrance hall leading to a lounge, kitchen with a modern range of fitted wall & base level units with work-surface areas, conservatory, landing, two double bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to AstroTurf lawn with rear access leading to the garage which is currently converted to a multi function outbuilding. Hadley Grange is found within the popular Church Langley development which offers local schools, Tesco superstore, doctors surgery and public house. The M11 motorway is easy accessible via the A414. Chain Free.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(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>	<b>67</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

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.

T. 01279 216216 E. info@rjestateagents.co.uk

1 Acorn Mews, Harlow, Essex, CM18 6NA www.rjestateagents.co.uk