



Albert Gardens, Church Langley, CM17 9QF  
£350,000

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# Albert Gardens, Church Langley, CM17 9QF

Offered for sale with no onward chain is this three bedroom end of terrace house with a conservatory and allocated parking for two vehicles. The property comprises an entrance hall with cloakroom/WC leading to a lounge, kitchen/diner with a range of fitted wall & base level units, conservatory, landing, three bedrooms and a family bathroom with a three piece-suite. Outside the rear garden is south facing and is mostly laid to lawn with a decking area and side access. Albert Gardens is located just off of Kiln Lane on the popular Church Langley development. Chain Free.



REYLANDJONSONAG  
 TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan (2023)



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>		(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