



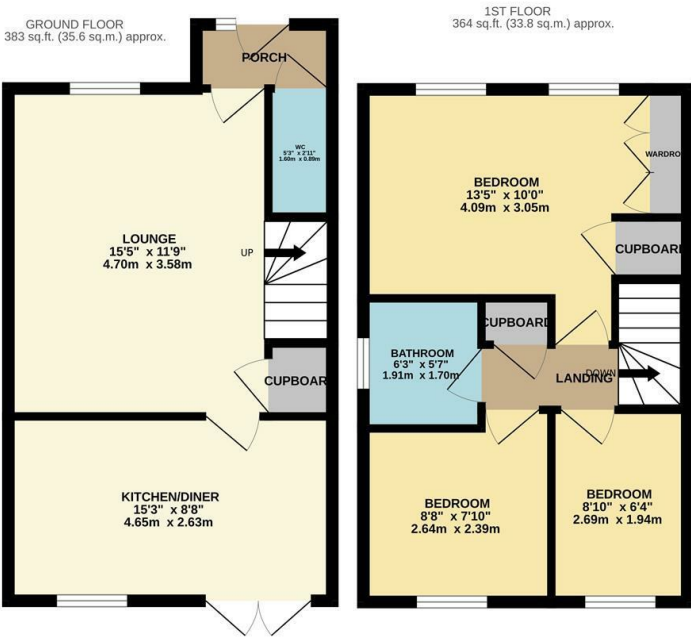
Elwood, Church Langley, CM17 9QJ  
£400,000





# Elwood, Church Langley, CM17 9QJ

Offered with no onward chain is this three bedroom semi detached family home with a garage and driveway. As you enter there is a porch leading to a large lounge, a kitchen/diner with a range of fitted wall and base units and a cloakroom/WC, whilst on the first floor are three bedrooms and a wet room. Outside, the rear garden is mainly laid to lawn with a patio area, shed and side access leading out the the front garden, garage and driveway. Elwood is located just off Lane End, within walking distance of excellent local schools, shops and open fields.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.