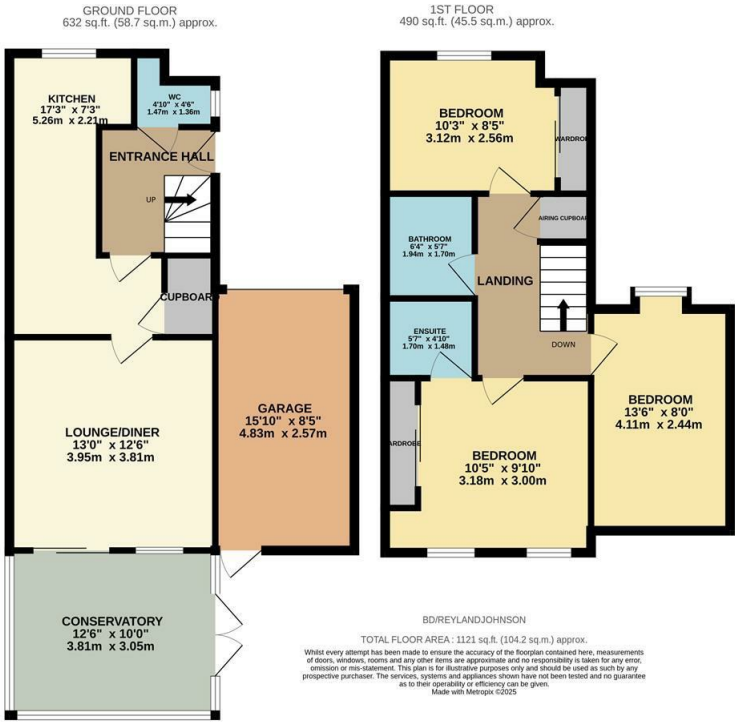


Bentley Drive, Church Langley, CM17 9QY
£440,000



Bentley Drive, Church Langley, CM17 9QY

This THREE DOUBLE BEDROOM, link detached family home is located in a quiet cul-de-sac, includes a garage and driveway and is offered with NO CHAIN. On the ground floor there is an entrance hallway leading to a modern kitchen with a range of fitted wall and base units, a large lounge with a log burner, conservatory/dining room and a cloakroom/WC. Upstairs there are three double bedrooms, two of which have fitted wardrobes, plus an en-suite to the master and a family bathroom with a white three piece suite. Outside the rear garden is mainly patio, with two sheds (one of which is insulated with power and lighting) plus access to the garage with driveway in front. Bentley Drive is found just off Kiln Lane, 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		
(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	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	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.