

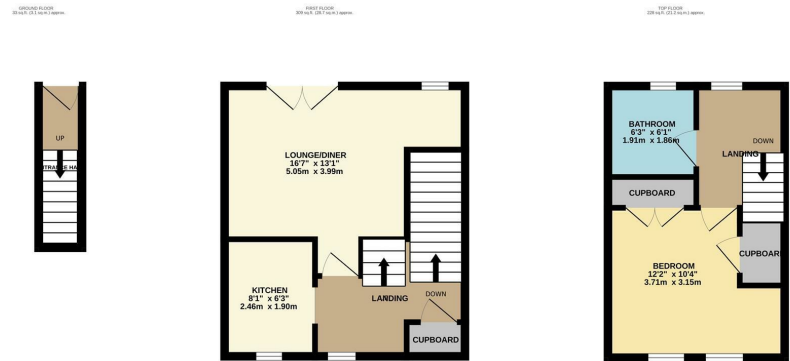


Hadley Grange, Church Langley, CM17 9PH
Offers Over £245,000



Hadley Grange, Church Langley, CM17 9PH

A rarely available one bedroom split-level coachhouse with garage and parking. The property is well presented throughout and comprises an entrance hall, lounge/diner with juliette balcony, kitchen with a modern range of fitted wall & base level units with some integrated appliances, landing with space for study area, bathroom with a white three piece-suite and a good size double bedroom with built in wardrobes. Other benefits include an outside storage cupboard. Hadley Grange is located on the popular Church Langley development offering local shops and schools nearby as well as easy access to the M11 motorway via the A414.



REYLANDJOHNSONHG
TOTAL FLOOR AREA : 570 sq ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no 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 services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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