

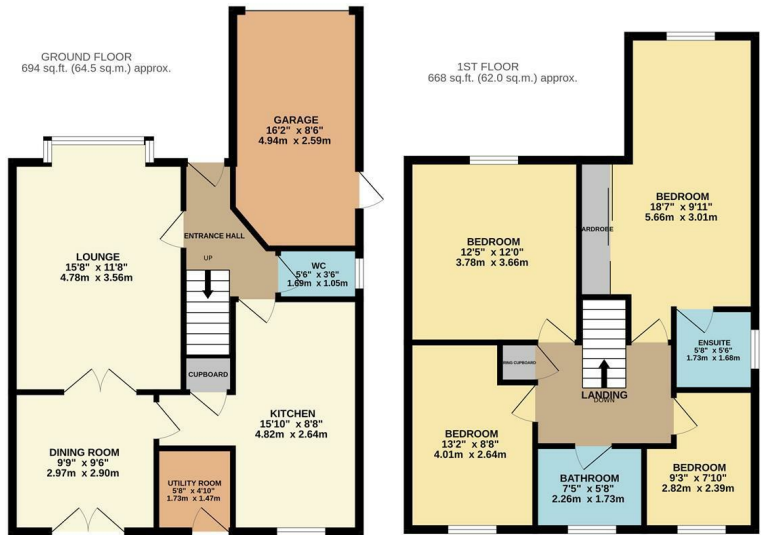


Elwood, Church Langley, CM17 9QJ
£600,000



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Located at the end of a quiet cul-de-sac in Elwood, Church Langley, is this well presented four bedroom detached family home with a large front garden/driveway and a garage. As you enter there is a hallway leading to a stunning kitchen/diner with a range of fitted wall and base units with integrated appliances and a breakfast bar, a large lounge, separate dining room, utility room and cloakroom/WC. Upstairs there are four bedrooms with an en-suite and fitted wardrobes to the master, plus a stunning family bathroom with a white three piece suite. Outside, the rear garden is mainly laid to lawn, with two patio areas, a shed and side access leading out to the large front garden, driveway and garage. Elwood is located just off Lane End, within walking distance of excellent local schools, shops and open fields.



E/REYLANDJOHNSON
TOTAL FLOOR AREA: 1362 sq.ft. (126.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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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.