

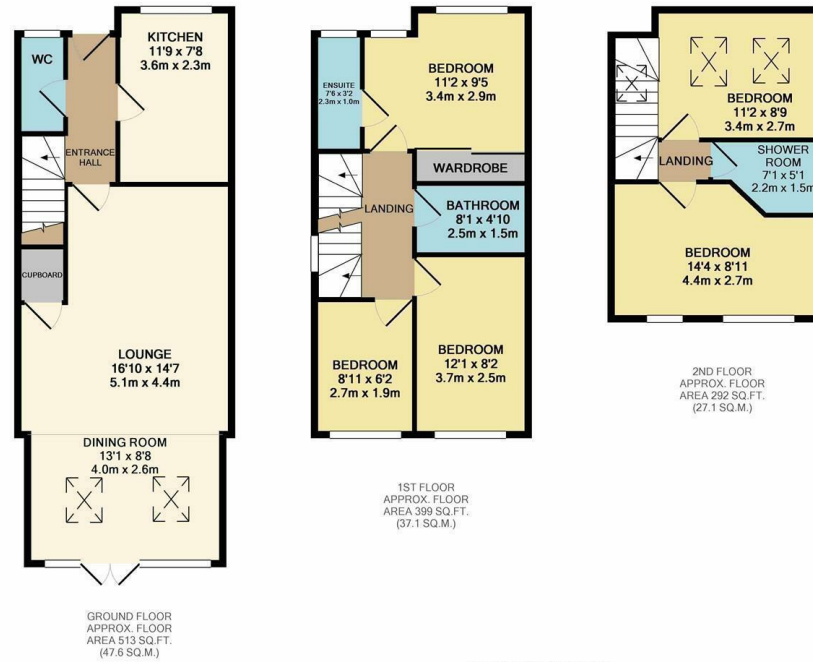


Bentley Drive, Church Langley, CM17 9PA
£525,000

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Bentley Drive, Church Langley, CM17 9PA

An extended five bedroom semi detached house with parking for several vehicles. The property offers accommodation over three floors with the ground floor comprising an entrance hall with cloakroom/WC leading to a kitchen with a modern range of fitted wall & base level units and a large lounge/diner. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom with a modern white three piece-suite. The top floor benefits two double bedrooms and a shower room. Outside the rear garden is mostly laid to lawn with a patio area. Bentley Drive is located within the popular Church Langley development which offers a range of local shops, schools and playing fields nearby.



1188/REYLANDJOHNSON
TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating	
	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	EU Directive 2002/91/EC	83	England & Wales
		75	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.

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