



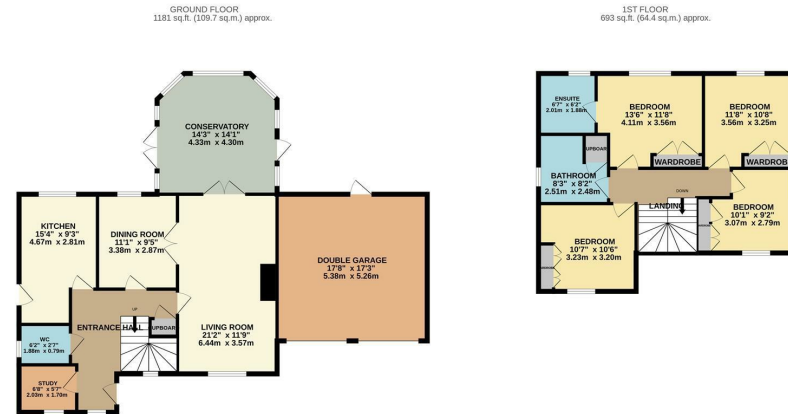
Denby Grange, Church Langley, CM17 9PZ
£675,000

4 2 3 D

A set of white icons on a dark blue background. From left to right: a bed icon with the number '4', a bathtub icon with the number '2', a sofa icon with the number '3', and a lightbulb icon with the letter 'D'.

Denby Grange, Church Langley, CM17 9PZ

Offered for sale with no onward chain and available to the resale market for the first time since it was built in 1995 is this immaculately presented four bedroom detached house. The property offers a double garage and large driveway with parking for several vehicles. To the ground floor there is an entrance hall with cloakroom/WC, study/office, modern kitchen with a range of fitted wall & base level units with work-surface areas, dining room, living room and a conservatory. The first floor offers a master bedroom with fitted wardrobes and en-suite bathroom, three further double bedrooms all with fitted wardrobes and a shower room with modern suite. Outside the rear garden is mostly laid to lawn with a patio area, side access and access to the double garage. Denby Grange is a popular area located within the Church Langley development offering local shops, schools and playing fields nearby. Chain Free.



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	67	79

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		

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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