

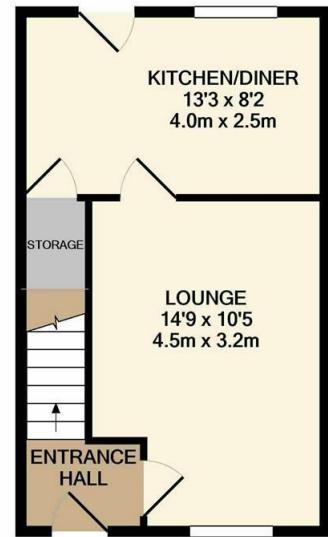


Albert Gardens, Church Langley, CM17 9QF  
£1,500 Per Month



# Albert Gardens, Church Langley, CM17 9QF

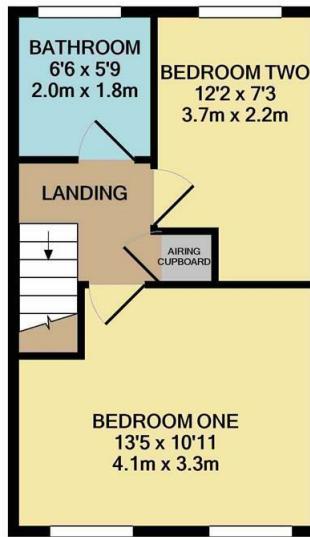
A two bedroom terraced home situated at the top of Kiln Lane and close to the Henry Moore Primary School. The property has an entrance hall, lounge and kitchen/diner which overlooks the rear garden. The first floor has two bedrooms and a family bathroom. The rear garden is mainly laid to lawn with patio area, wooden shed and rear access to the parking area. Available NOW on an unfurnished basis.



GROUND FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

REYLANDJOHNSON/AG  
TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.2 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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1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	81
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	73	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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