



Westbury Rise, Church Langley, CM17 9NS
Guide Price £425,000

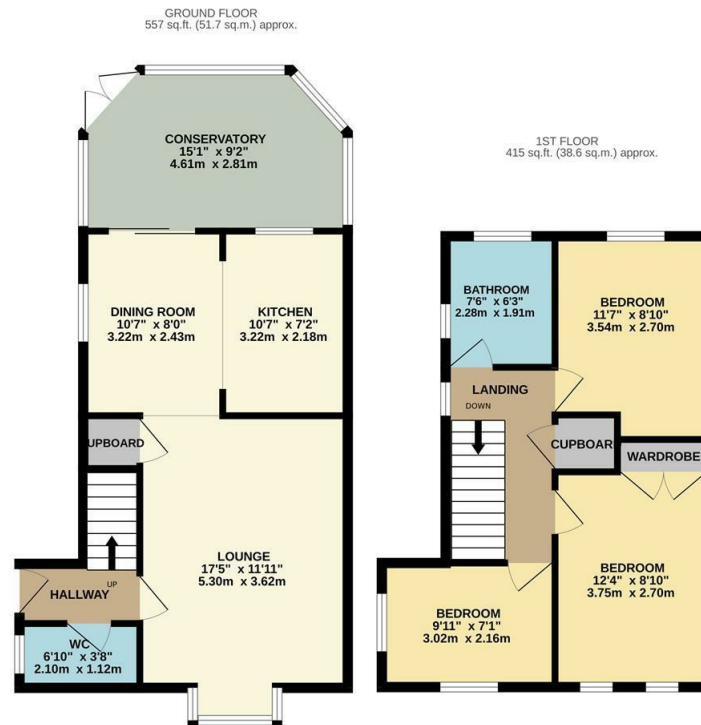


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****GUIDE PRICE £425,000 - £450,000****

A spacious three bedroom semi detached home with a garage and driveway, nicely positioned in the sought after turning of Westbury Rise in Church Langley. The ground floor comprises an entrance hallway with a WC, leading to a good sized lounge, an open-plan kitchen and dining room and a conservatory. Upstairs there are three good sized bedrooms and a family bathroom with a white three piece suite, whilst outside, the west facing rear garden is mainly laid to lawn with a patio and rear access, plus direct access to the garage and driveway. Westbury Rise is located within Church Langley, within walking distance of excellent local schools, shops and open fields.



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TOTAL FLOOR AREA: 972 sq.ft. (90.3 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	

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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