



SIGNATURE  
ESTATES

## Oak Green Way

Abbots Langley, WD5 0PJ

**£400,000**

ELEGANCE AND CHARM, in this serene two bedroom house. A feeling of light and calm will wash over you when you enter this charming abode. The contemporary kitchen has been well designed to offer plenty of storage and preparation space, the lounge is bright, with sliding doors leading to the charming garden beyond.

On the first floor the master bedroom spacious and airy, while the second bedroom is a large single room. A luxurious family bathroom rounds off an excellent home for a first time buyer or small family.

### Viewing

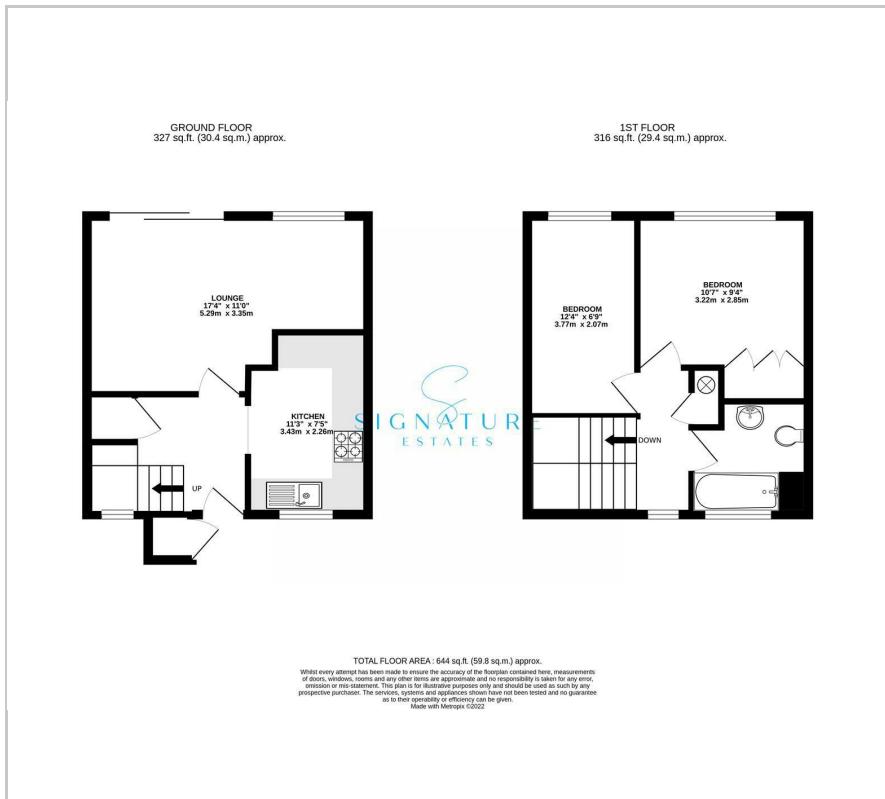
Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

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- Charming Two Bedroom House
- Large Bright Lounge
- Contemporary Kitchen
- Beautifully Manicured Front and Rear Gardens
- Master Bedroom
- Luxurious Bathroom
- Close to Abbots Langley Village
- Garage
- Chain Free
- Viewings Advised



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>					
(81-91) <b>B</b>					
(68-80) <b>C</b>					
(55-68) <b>D</b>					
(38-54) <b>E</b>					
(21-38) <b>F</b>					
(1-20) <b>G</b>					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC



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