



## Berkeley Close

Abbots Langley, WD5 0XD

**£425,000**

**THE QUIET LIFE** This delightful two bedroom home is situated within a quiet residential locale, offering commodious living space throughout. Externally this sensational home provides an enchanting enclosed rear garden with patio area, with access to garage. Call us now to book your viewing

- Sensual Semi Detached House
- Two Double Bedrooms
- Contemporary Interior Design
- Sensational Extended Dining Room
- Luxurious Three Piece Bathroom Suite
- Landscaped Laid To Lawn Garden
- Garage En Bloc
- Picturesque Tranquil Surrounds

### Viewing

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



## Floor Plan

## Area Map



# Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (top) to 'Not energy efficient - higher running costs' (bottom). The rating is A (top) through G (bottom). The data is as follows:

Rating	Score Range	Color
A	[92 plus]	Dark Green
B	[81-91]	Medium Green
C	[69-80]	Light Green
D	[55-68]	Yellow
E	[39-54]	Orange
F	[21-38]	Red
G	[1-20]	Dark Red

Current Potential

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions	0	0
(B2 plus)	A	
(B1-91)	B	
(B9-40)	C	
(55-48)	D	
(39-54)	E	
(21-38)	F	
(J-20)	G	
Not environmentally friendly - higher CO2 emissions	100	100



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.