



## 8 Lancaster Way

Abbots Langley, WD5 0PQ

**£385,000**

**WALK THIS WAY** - A great opportunity to purchase this two bedroom end of terrace home in the popular Lancaster Way, walking distance to Abbots Langley village centre. The property offers a spacious through lounge/diner, fitted kitchen, two bright bedrooms and bathroom. There is a beautiful enclosed rear garden with patio area and an allocated parking space. This would make a fabulous first home for a couple or small family.

- Two Bedroom House
- End of Terrace
- Private Rear Garden
- Allocated Parking
- Open Plan Lounge/Diner
- Separate Kitchen
- Walking distance to Village
- Perfect for First Time Buyers

### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential		
Very energy efficient - lower running costs (92 plus) <b>A</b>		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
(81-91)	<b>B</b>	(81-91)	<b>B</b>	(81-91)	<b>B</b>
(69-80)	<b>C</b>	(69-80)	<b>C</b>	(69-80)	<b>C</b>
(55-68)	<b>D</b>	(55-68)	<b>D</b>	(55-68)	<b>D</b>
(36-54)	<b>E</b>	(36-54)	<b>E</b>	(36-54)	<b>E</b>
(21-35)	<b>F</b>	(21-35)	<b>F</b>	(21-35)	<b>F</b>
(1-10)	<b>G</b>	(1-10)	<b>G</b>	(1-10)	<b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales		England & Wales	



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.