



Westbury Rise, Church Langley, CM17 9NT

Offers In Excess Of £560,000 Freehold

- Four Bedrooms
- Two Receptions
- Kitchen/Family Room
- Conservatory

- Detached House
- Double Detached Garage
- Immaculate Home
- EPC Rating: D

T: 01279 216 216

E: info@rjestateagents.co.uk

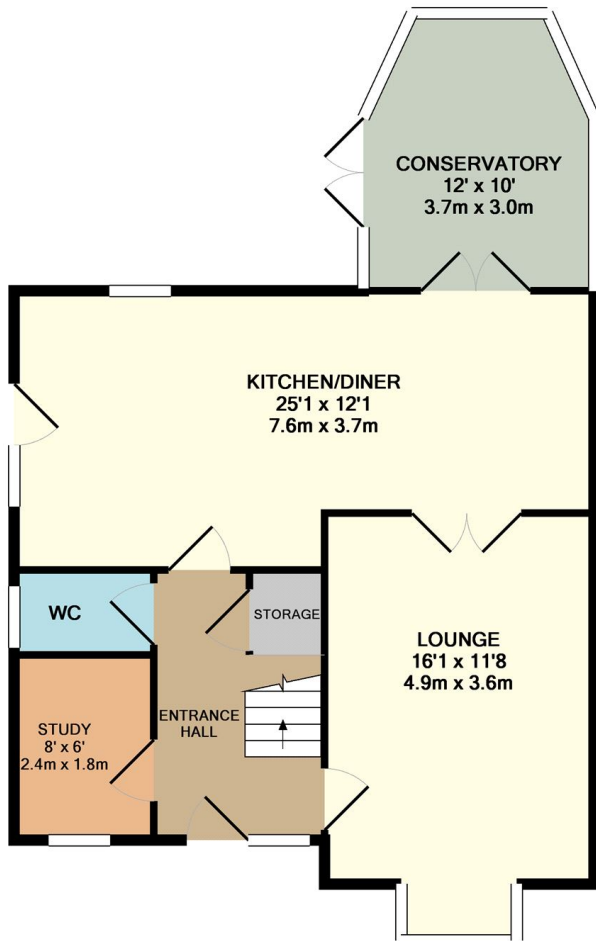
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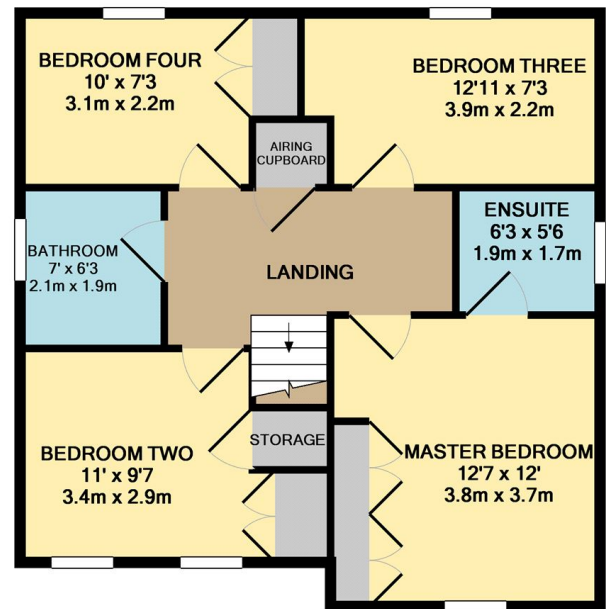
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Offers In Excess Of £560,000

****UNEXPECTEDLY BACK ON THE MARKET**** Built in the late 1990's by Croudace Homes is this stunning detached family home located within a secluded cul-de-sac offering views overlooking the bridleway. The property benefits from having a detached double garage and driveway for multiple vehicles. The ground floor accommodation comprises an entrance hall, cloakroom/WC, study, lounge, impressive kitchen/family room and a conservatory. Upstairs boasts four double bedrooms, a family bathroom and an en-suite to the master bedroom. Outside the rear garden is westerly facing and is laid to lawn with a





GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

862
TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.1 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		78	(69 to 80) C		73
(55 to 68) D	64		(55 to 68) D	57	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	



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