





**** OPEN PLAN LIVING **** TWO
DOUBLE BEDROOMS **** This is an
impressive modern property located on
the highly regarded Langley Country
Park Development. In brief the property
offers a hall with guest cloakroom,
fitted kitchen, dining area and lounge
with doors onto the garden. Two double
bedrooms and a bathroom, enclosed
garden and parking.



HALL

Entrance door into the hall with a storage cupboard, radiator and door to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

OPEN PLAN LIVING

KITCHEN

Fitted units with work surfaces, sink unit, fitted oven and hob, plumbing and space for a washing machine, space for a fridge freezer and upvc double glazed window to the front.

LOUNGE DINER

Upvc double glazed doors onto the garden, stairs to the first floor and radiator.

FIRST FLOOR LANDING

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

BEDROOM 2

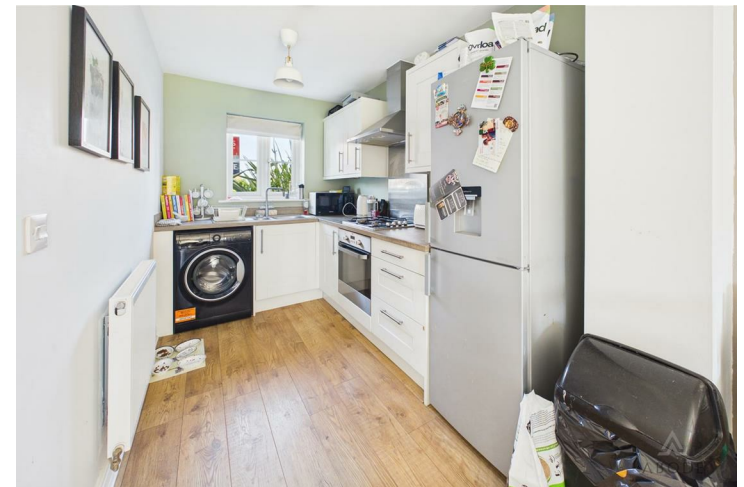
Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator.

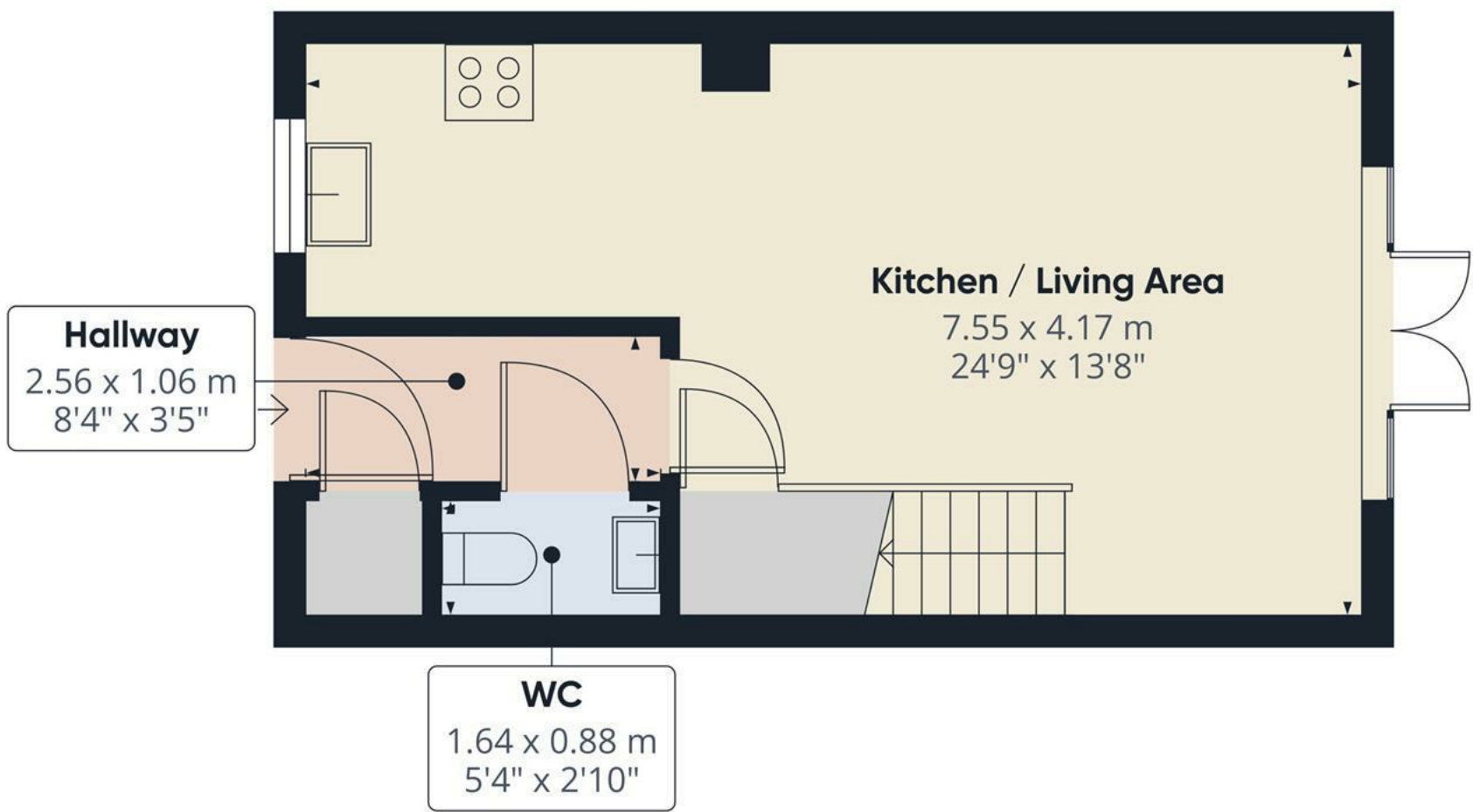
OUTSIDE

Parking to the front and a an enclosed rear garden with lawn and paved patio.









Approximate total area⁽¹⁾
31.3 m²
337 ft²

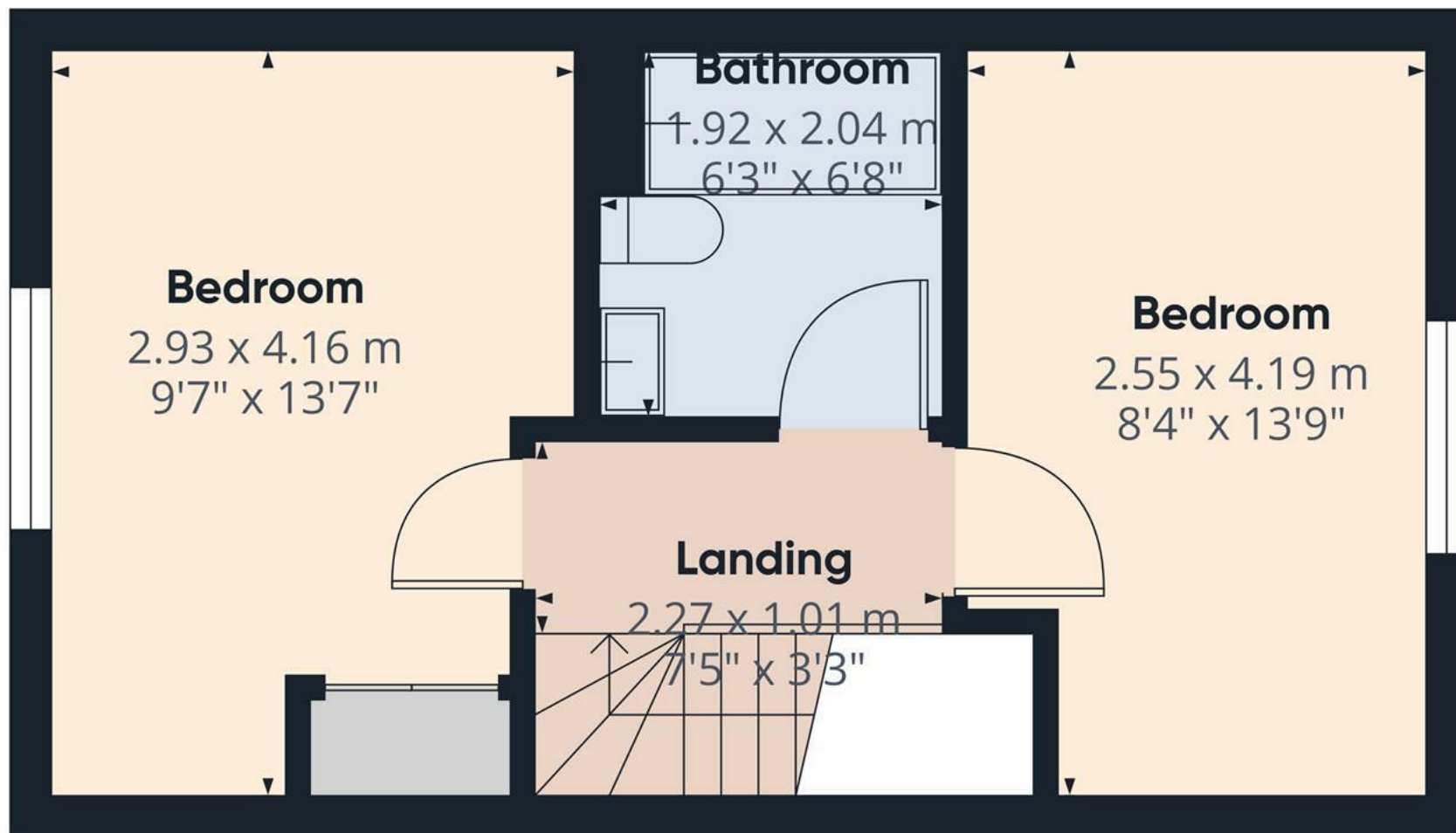
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾

27.4 m²

296 ft²

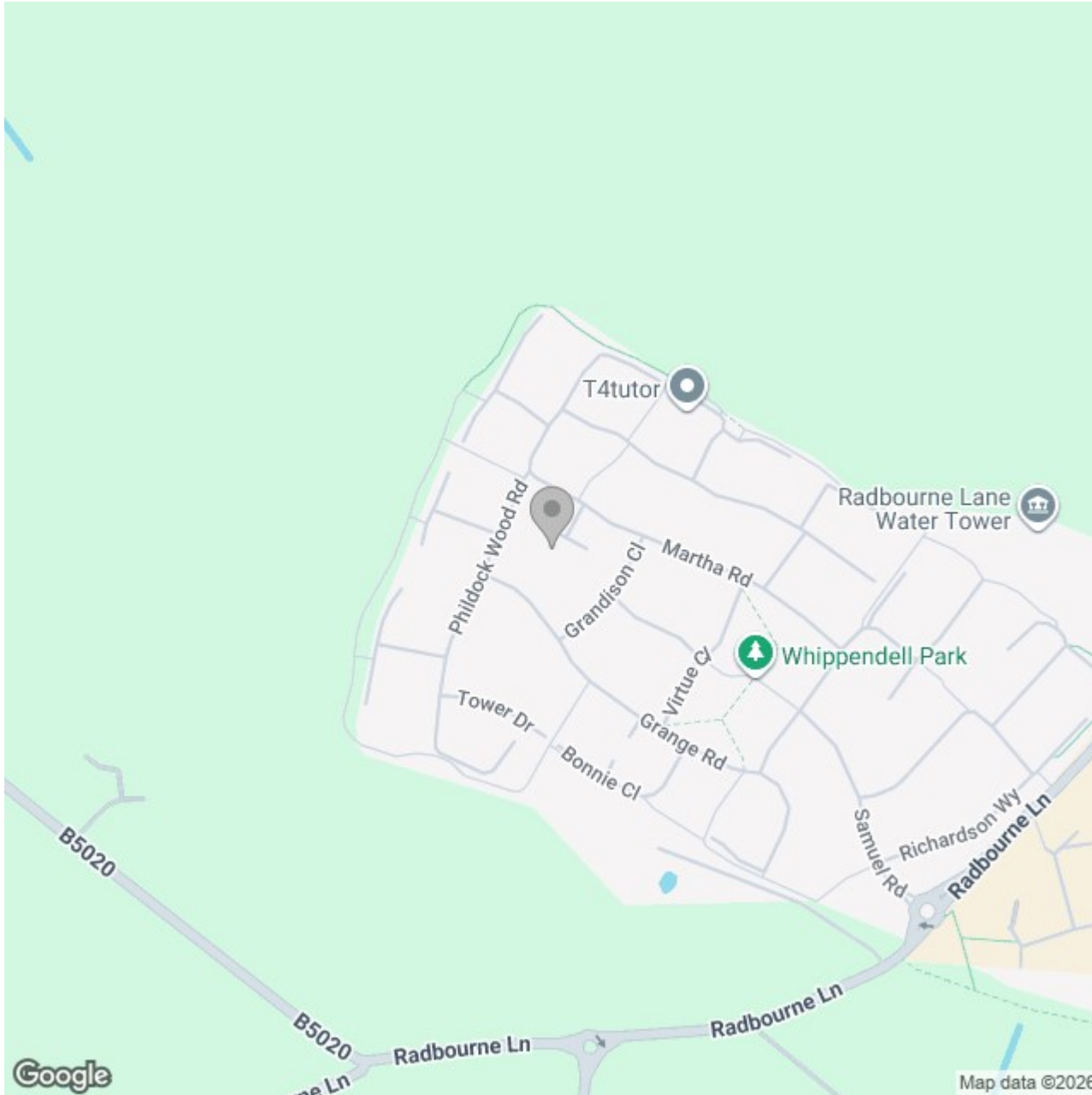
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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 	