



Coalport Close, CM17 9QA  
Harlow

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# Coalport Close, CM17 9QA

TWO BEDROOM MID TERRACE HOUSE situated on the popular Church Langley development.

Situated in a cul-de-sac location, this family home comprises of a hallway leading to a kitchen with a range of base and wall units and a lounge with sliding doors leading to the rear garden. The garden benefits from mainly being laid to lawn with a spacious decking area.

The first floor comprises of two double bedrooms and a family bathroom benefiting from having a three piece suite. The property also benefits from having one allocated parking space and rear access to the garden.

The property falls within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as Mark Hall, Burnt Mill & Leventhorpe Academies. Additionally, the property is within walking distance of a number of local shops and amenities including Kiddi Caru Day Nursery and Tesco supermarket. There is ease of access to the A414 & M11 providing direct links to London, Chelmsford and Bishops Stortford.

Enquire to book into our open day!

**£1,495 Per Month**



- Available early March
- Council tax band C
- Allocated parking

- Close to OFSTED highly rated schools
- EPC Rating C
- Excellent size double bedrooms



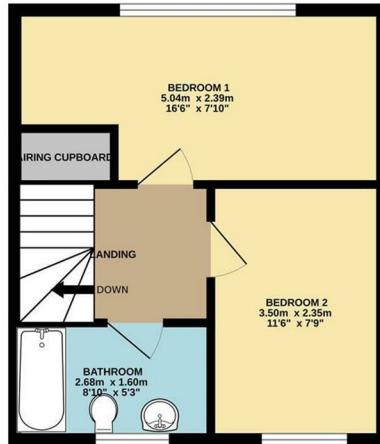
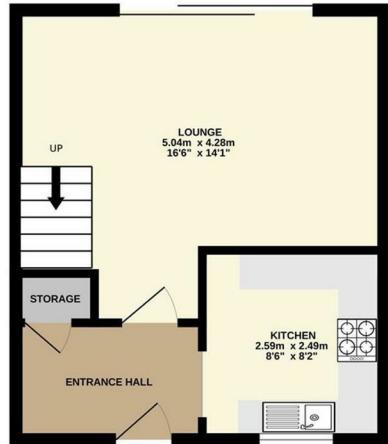


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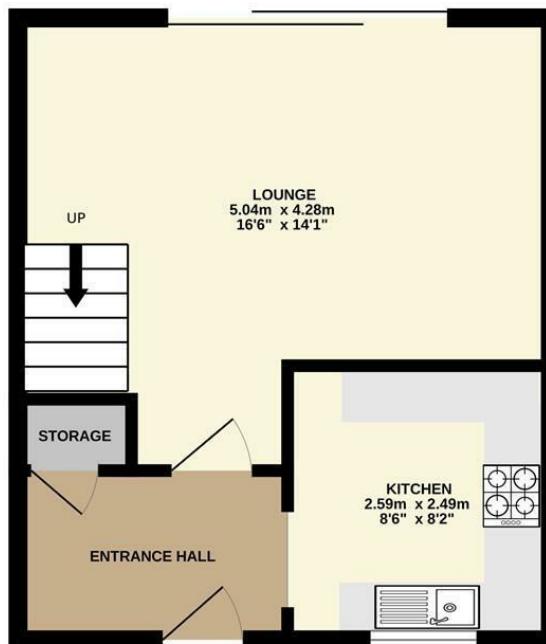
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan symbols used are not necessarily standardised and have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		89
(81-91)	B		
(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	England & Wales	EU Directive 2002/91/EC

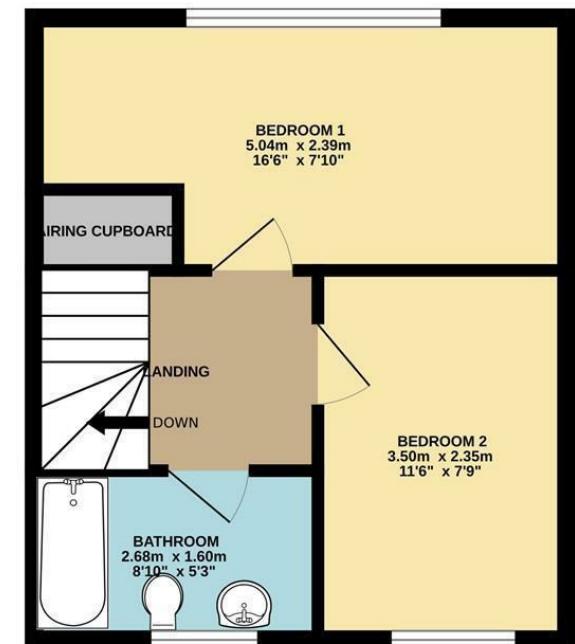
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		71
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



## GROUND FLOOR



## 1ST FLOOR



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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.