



Coalport Close, CM17 9QS  
Harlow





# Coalport Close, CM17 9QS

**\*\* AVAILABLE 26th November! \*\***

Nestled in the charming Coalport Close of the popular Church Langley Development, this delightful Two Bedroom Semi-Detached House.

This property boasts an inviting entrance hall leading to a spacious lounge/diner, perfect for entertaining guests or simply unwinding after a long day. The kitchen features a range of wall and base units, offering ample storage space for all your culinary needs also fitted with an oven, hob and fridge/freezer.

With two generously sized double bedrooms, one fitted with brand new carpets which follow into the upstairs landing and stairs. The property also includes a family bathroom benefiting from three piece suite with a new bath panel and taps!

Outside, you will find a rear garden which is mainly laid to lawn benefiting from side access. This family home has the added benefit of a driveway with a parking space for one car.

The property is within the catchment area for sought after Primary and Secondary schools. There is ease of access to the M11/M25 providing direct links into London, Stansted and Cambridge.

Book into our open day!

## £1,525 Per Month



- Available 26th November
- Allocated driveway parking located at the front of the property
- Council tax band C
- Catchment area for excellent schools
- New boiler
- Modern decor
- EPC Rating D
- Double bedrooms
- Direct public transport links into the town centre & railway station
- Close to M11



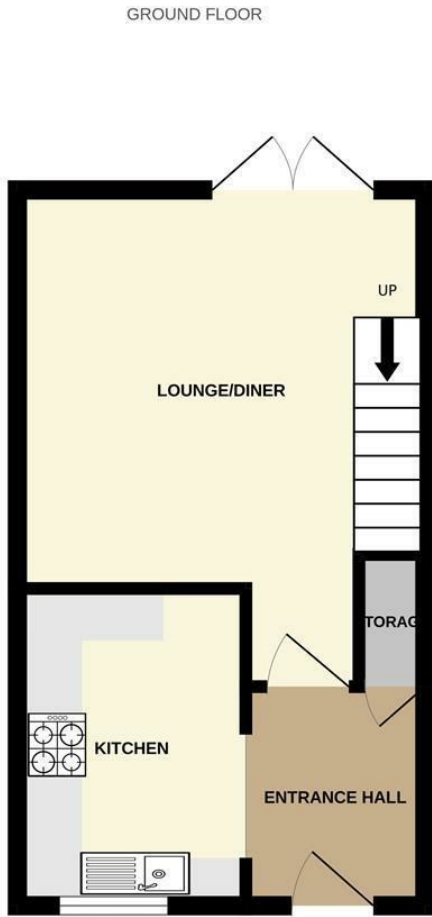






| Energy Efficiency Rating                    | Current                 | Potential               |
|---------------------------------------------|-------------------------|-------------------------|
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) <b>A</b>                          |                         |                         |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (29-38) <b>F</b>                            |                         |                         |
| (1-28) <b>G</b>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) <b>A</b>                                              |                         |                         |
| (81-91) <b>B</b>                                                |                         |                         |
| (69-80) <b>C</b>                                                |                         |                         |
| (55-68) <b>D</b>                                                |                         |                         |
| (39-54) <b>E</b>                                                |                         |                         |
| (29-38) <b>F</b>                                                |                         |                         |
| (1-28) <b>G</b>                                                 |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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 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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