



157 Coalport Close, Harlow
Offers In Excess Of £375,000 Freehold



157 Coalport Close, Harlow

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE

01279 410084
www.kings-group.net

- Chain Free
- Allocated Parking
- Freehold
- Three Bedrooms
- Council Tax: D
- End of Terrace
- Walking distance to local shops including Tesco
- South Facing Garden
- Catchment of Henry Moore & Church Langley Primary Schools
- Ease of Access to A414 & M11

Kings Group - Church Langley are delighted to offer For Sale, this THREE BEDROOM END OF TERRACE HOUSE on Coalport Close.

Located in the popular Church Langley development in the heart of CM17, this ideal family home is comprised of three bedrooms, family bathroom, spacious lounge/diner, kitchen and downstairs WC. The property benefits from a good size rear garden and offers off-street parking for a number of vehicles. The house 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. To arrange a viewing, please do not hesitate to get in touch.

Reception Room 23'18 x 10'82 (7.01m x 3.05m)

Double glazed windows to the front and rear aspect, single radiator, laminate flooring, TV aerial point, power points, textured ceiling, under stairs storage cupboard.

Kitchen 8'57 x 7'02 (2.44m x 2.18m)

Double glazed windows to the rear aspect, lino flooring, tiled splash backs, range of wall and base units with flat top work surfaces, integrated cooker, electric oven, gas hob, integrated extractor fan, sink drainer unit, space for fridge freezer, plumbing for washing machine, power points.

Conservatory 8'57 x 7'02 (2.44m x 2.18m)

Laminate flooring, electric power points, doors leading to the garden.

W.C 5'15 x 2'69 (1.52m x 0.61m)

Double glazed windows to the front aspect, single radiator, laminate flooring, hand wash basin with mixer taps, low level W.C , tiled splash backs, textured ceiling.

Bedroom One 10'83 x 8'21 (3.05m x 2.44m)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, TV aerial point, power points, textured ceiling.

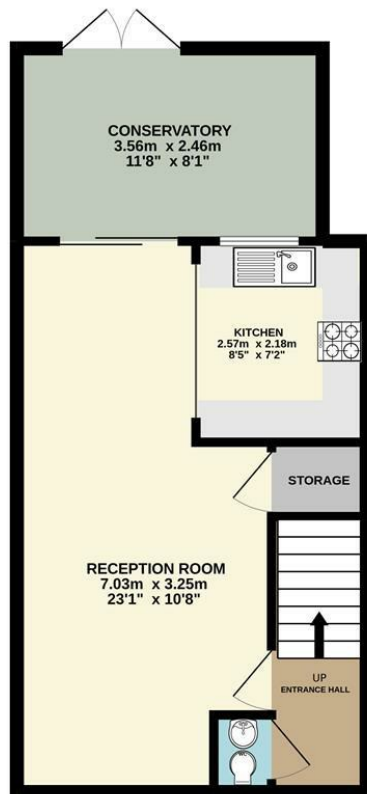
Bedroom Two 11'43 x 6'68 (3.35m x 1.83m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, power points, textured ceiling.

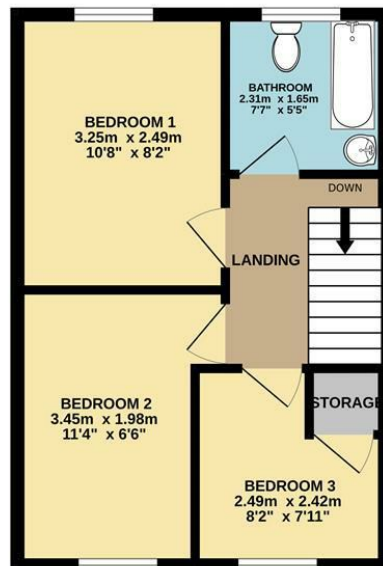
Bedroom Three 8'22 x 7'11 (2.44m x 2.41m)

Double glazed windows to the front aspect, single radiator, carpeted flooring, built in storage cupboard, power points, textured ceiling.

GROUND FLOOR
41.0 sq.m. (441 sq.ft.) approx.

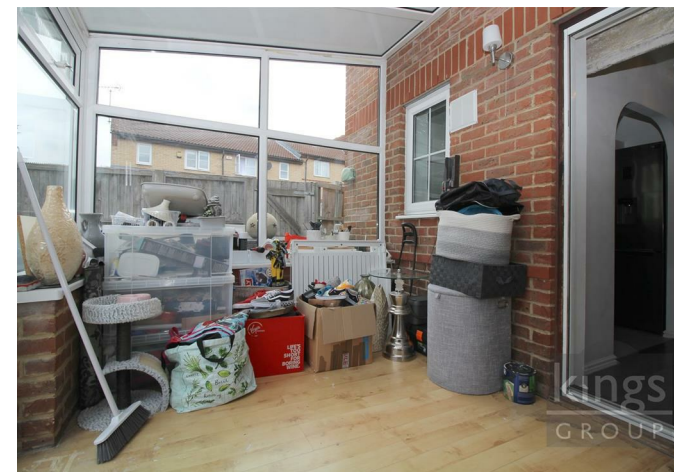


1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 74.0 sq.m. (796 sq.ft.) approx.

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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