www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Coalport Close, Church Langley, CM17 9QA

£275,000

Kings Group are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM MID TERRACE HOUSE on Coalport Close, Church Langley. The property is comprised of two bedrooms, family bathroom, lounge/diner and kitchen. The property also benefits from off-street parking and approx 30ft rear garden. An ideal first time purchase or investment property, the house falls within the catchment area of Church Langley & Henry Moore Primary Schools as well as Mark Hall and Leventhorpe Academies. Nearby are a number of local shops and amenities including Kiddi Caru day nursery and Tesco. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford and Stansted Airport. To arrange a viewing, please do not hesitate to contact us or dropping by the office to book an appointment.

Entrance Hallway
6'03 x 6'02 (1.91m x 1.88m)
Laminate flooring, under stairs storage cupboard, radiator, opening into kitchen, door leading to Lounge.

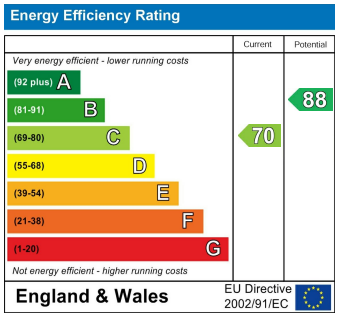
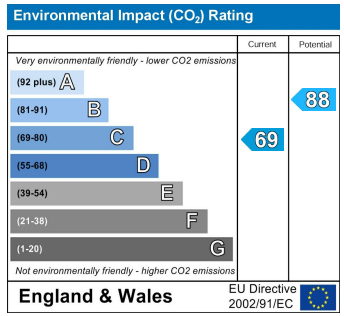
Lounge
17'11 x 13'02 (5.46m x 4.01m)
Double Glazed rear aspect windows, laminate flooring, power points, TV aerial point, telephone point, stairs leading to first floor landing, UPVC French doors leading to rear garden.

Kitchen
9'11 x 6'07 (3.02m x 2.01m)
Double Glazed front aspect windows, laminate flooring, range of wall and base units with roll top work surfaces, drainer unit, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for free-stranding cooker, power points.

First Floor Landing
Carpeted flooring, power points, loft access, doors leading to:

Bedroom One
11'06 x 12'11 (3.51m x 3.94m)
Double Glazed rear aspect windows, carpeted flooring, storage cupboard, power points, TV aerial point, telephone point, radiator.

Bedroom Two
7'02 x 13'02 (2.18m x 4.01m)
Double Glazed front aspect window, carpeted flooring, power points, radiator.

Family Bathroom
6'05 x 6'08 (1.96m x 2.03m)
Double Glazed front aspect opaque window, lino flooring, radiator, low level WC, pedestal wash basin, panel enclosed bath with mixer tap and shower attachment, partially tiled walls.

Rear Garden (Approx 30ft)
Approx 30ft rear garden, mostly laid to lawn, patio area. rear access, outside water tap, timber built shed.