



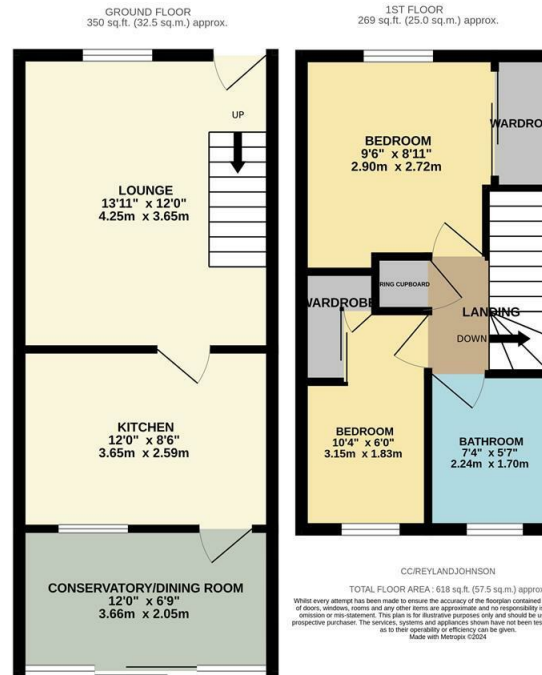
Coalport Close, Church Langley, CM17 9RB  
Guide Price £330,000

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# Coalport Close, Church Langley, CM17 9RB

Guide Price £330,000 to £340,000

This immaculately presented two bedroom home is located within a quiet cul-de-sac in Church Langley and has the added benefit of parking for three or four cars. As you enter, there is a bright and open lounge, modern fitted kitchen with a range of fitted wall and base units with integrated appliances and a beautiful conservatory. Upstairs there are two bedrooms, both with fitted wardrobes plus a stunning shower room with underfloor heating, whilst outside the rear garden is laid to artificial lawn, decking and patio, with side access and storage. Coalport Close is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



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

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