

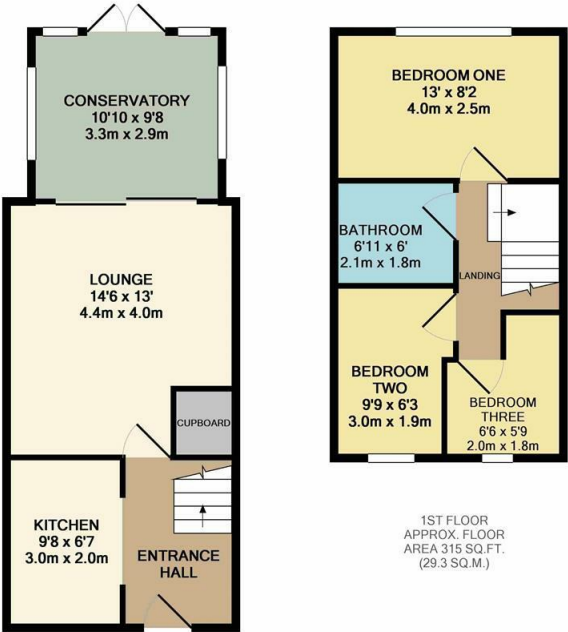


Coalport Close, CM17 9RD, Harlow, CM17 9RD
£350,000



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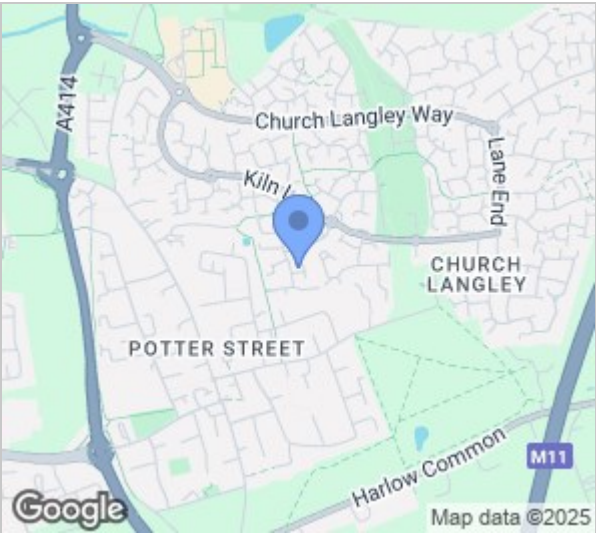
Offered with no onward chain is this well presented three bedroom family home (formally two bedrooms) with parking, located in a quiet cut-de-sac in Church Langley. On the ground floor is an entrance hallway leading to a large lounge/diner, modern fitted kitchen with a range of wall and base units and a conservatory. The upstairs has been cleverly rearranged and there are now three bedrooms and a modern family bathroom with a white three piece suite. Outside the south facing rear garden is mainly laid to artificial lawn with a patio area and side access, with parking to the front. Coalport Close is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields.



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)

614
TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.