



Coalport Close, CM17 9RD
Harlow





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** KINGS GROUP ARE TO DELIGHTED TO OFFER THIS IMMACULATLY PRESENTED TWO BEDROOM MID-TERRACED HOUSE, IN THE SOUGHT AFTER CUL-DE-SAC LOCATION OF COALPORT CLOSE, CHURCH LANGLEY **

GUIDE PRICE - £325,000 - £350,000.

Welcome to this charming two-bedroom mid-terrace house located in the desirable Coalport Close, Church Langley. This property is immaculately presented throughout, making it an ideal choice for those seeking a modern and comfortable home. Upon entering, you will find a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also features a modern fitted kitchen, equipped with contemporary appliances, and a delightful conservatory that allows for an abundance of natural light, creating a lovely space to enjoy your morning coffee or unwind in the evenings.

As you ascend to the first floor, you will discover two generously sized double bedrooms, both offering ample storage and comfort. The modern family bathroom is fitted with a stylish three-piece suite, ensuring convenience for all residents.

Externally, the property boasts two allocated parking spaces, a significant advantage in this sought-after cul-de-sac location. The good-sized rear garden is a true highlight, featuring an artificial lawn for low maintenance and a decked seating area, perfect for outdoor gatherings or simply enjoying the fresh air.

Situated close to local shops and amenities, this home also benefits from easy access to the A414 and M11, making commuting a breeze. Additionally, it falls within the catchment area of reputable schools, making it an excellent choice for families.

This delightful property offers a perfect blend of modern living and convenience, making it a must-see for anyone looking to settle in Church Langley. Don't miss the opportunity to make this lovely house your new home.

Guide Price £325,000



- **GUIDE PRICE £325,000 - £350,000**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **TWO ALLOCATED PARKING SPACES**
- **MODERN FITTED BATHROOM**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**

Property Information

Tenure - Freehold

Construction Type - Standard Construction - Brick Built

Flood Risk - Surface Water -Very Low - Rivers and Seas - Very Low

EPC Rating - TBC

Council Tax Band - C

Entrance Hallway 9'69 x 6'12 (2.74m x 1.83m)

Laminate flooring, double radiator, stairs leading to first floor landing

Kitchen 10'41 x 6'59 (3.05m x 1.83m)

Double glazed window to front aspect, tiled flooring, tiled splash backs, a range of base and wall units with flat top work surfaces, integrated electric oven and induction hob, chimney style extractor fan, sink with single drainer unit, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, spotlights, power points

Lounge 14'04 x 13'13 (4.37m x 3.96m)

Double glazed patio doors to rear aspect leading to conservatory, carpeted, double radiator, phone point, TV aerial point, power points

Conservatory 8'0 x 7'65 (2.44m x 2.13m)

Double glazed windows to side aspect, double glazed patio doors to rear aspect leading to rear garden, laminate flooring, spotlights

First Floor Landing

Carpeted, loft access, airing cupboard

Master Bedroom 11'24 x 13'13 (3.35m x 3.96m)

Double glazed window to rear aspect, carpeted, single radiator, power points, spotlights

• TWO BEDROOM MID-TERRACE HOUSE

• GOOD SIZED REAR GARDEN AND CONSERVATORY

• SOUGHT AFTER CUL-DE-SAC LOCATION

• MODERN FITTED KITCHEN

• EASY ACCESS TO A414 & M11

Bedroom Two 12'87 x 6'92 (3.66m x 1.83m)

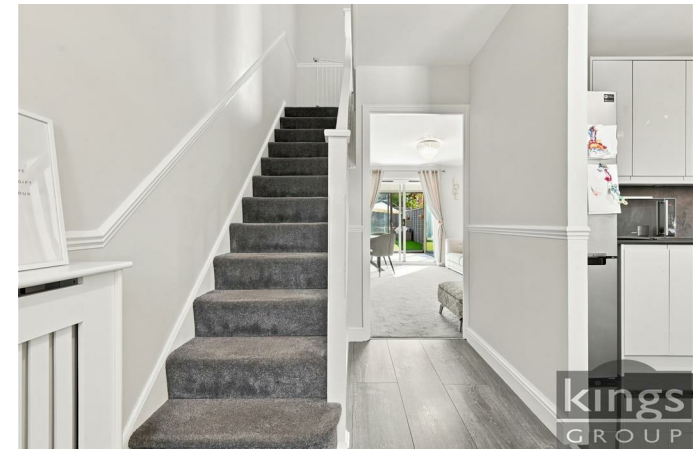
Double glazed window to front aspect, carpeted, single radiator, built in wardrobe, power points, spotlights

Family Bathroom 5'52 x 6'34 (1.52m x 1.83m)

Double glazed opaque window to front aspect, tiled flooring, tiled walls, heated towel rail, panel enclosed bath with thermostatically controlled shower over bath, wash basin with mixer tap and vanity under unit, low level flush W.C. shaver point, spotlights

External

Two allocated parking spaces, rear garden with decked patio area and artificial lawn





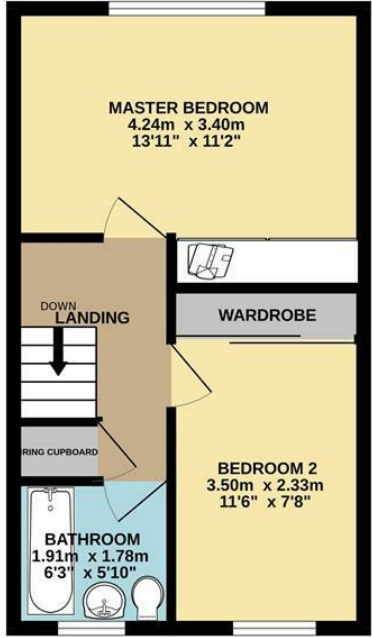
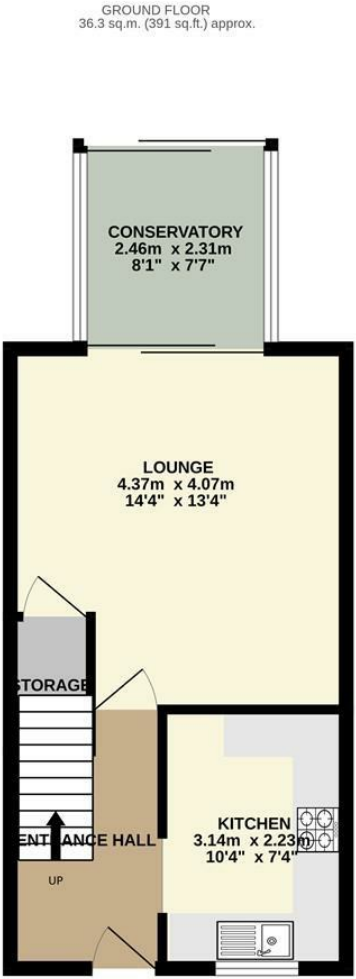
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 68.2 sq.m. (734 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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