



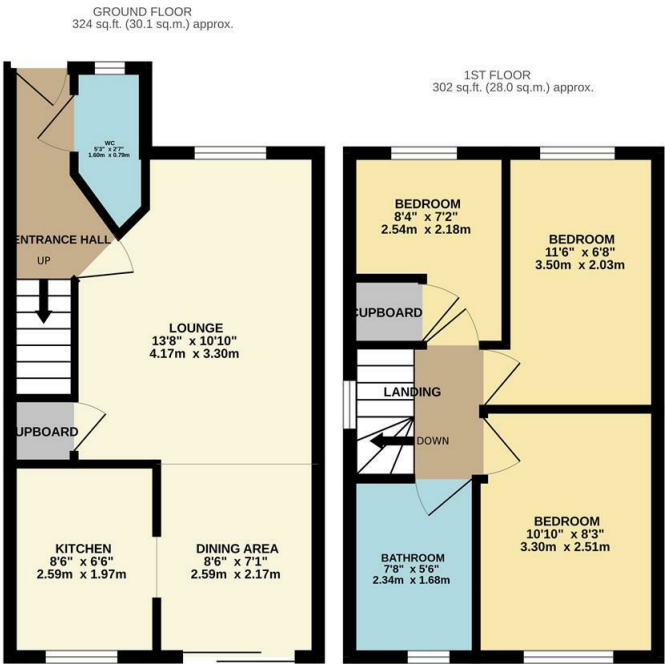
Coalport Close, Harlow, CM17 9RD
£375,000



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Offered with NO CHAIN is this three bedroom end terrace family home with a driveway for two cars, tucked in a quiet cul-de-sac in the popular Church Langley development. As you enter there is a hallway with a cloakroom/WC leading to an open plan lounge, dining area and kitchen with a range of fitted wall and base units, whilst upstairs there are three bedrooms and a family bathroom with a white three piece-suite. Outside the rear garden is laid to patio and pebbles, with side access leading out to the front and driveway for two cars. Coalport Close is located just off of Kiln Lane, within walking distance of excellent local schools, shops and open fields.

This property can be reserved exclusively - fees apply.



CC/REYLANDJOHNSON
TOTAL FLOOR AREA: 626 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.