



Coalport Close | Church Langley | Harlow | CM17 9QS

Asking Price £335,000



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A VERY WELL PRESENTED TWO BEDROOM MID TERRACE HOUSE benefitting from fresh decorations throughout as well as two allocated parking spaces to front. The ground floor comprises of a spacious entrance hall with openings to the fitted kitchen providing a range of wall and base units and a bright and airy lounge/diner with ample entertaining and dining space. The first floor offers two generously sized bedrooms and a fully tiled family bathroom suite. The rear garden has been recently re-landscaped and benefits from artificial turf and sandstone patio. Viewings highly advised.

- Two Generously Sized Bedrooms
- Two Parking Spaces To Front
- Council Tax Band: C
- Mid Terrace House
- Well Presented Throughout
- EPC Rating: C

Front

Two private parking spaces to front.

Entrance Hall

5'09 x 6'02 (1.75m x 1.88m)

UPVC double glazed front door, spacious entrance hall, radiator to wall and useful storage cupboard. Separate openings to kitchen (to front) and lounge/diner to rear.



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Kitchen

6'10 x 9'07 (2.08m x 2.92m)

Very well presented kitchen offering a range of wall and base units featuring space for freestanding oven and hob, fridge freezer and plumbing for washing machine. UPVC double glazed window to front, boiler to walk and sink with drainer.

Lounge/Diner

13'00 x 14'02 (3.96m x 4.32m)

Immaculate lounge/diner with both ample living/dining space benefitting from newly fitted UPVC double glazed French doors leading to rear garden, vertical radiator to wall and stairs leading to first floor.

Landing

3'02 x 6'01 (0.97m x 1.85m)

Large landing with internal doors to bedrooms, family bathroom and loft hatch above.

Bedroom One

12'11 x 11'02 (3.94m x 3.40m)

Large double bedroom with UPVC double glazed window to the rear allowing for plenty of natural light, radiator to wall and further storage cupboard.

Bedroom Two

6'05 x 12'03 (1.96m x 3.73m)

Generously sized single bedroom with ample space for wardrobes, UPVC double glazed window to front and radiator to wall.

Bathroom

6'02 x 5'06 (1.88m x 1.68m)

Fully tiled family bathroom suite offering bath with shower, white toilet and sink. Extractor fan, chrome heated towel rail and UPVC double glazed window to front.

Garden

Freshly landscaped rear garden offering sandstone patio to front and side with artificial turf allowing for a very social yet low maintenance rear garden. Rear access via gate.

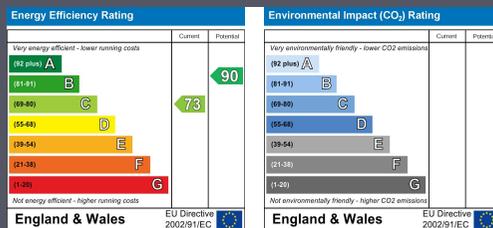
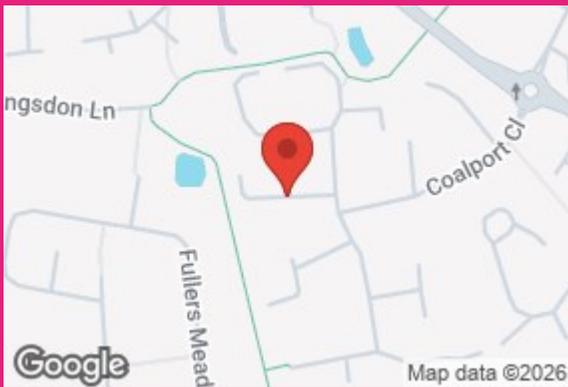
Local Area

Coalport Close is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station has direct trains running to London Tottenham Hale, London Liverpool Street and Cambridge. Church Langley is also only 6.5 miles to Epping Underground Station situated on the Central Line.

HMRC AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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