



Coalport Close | Church Langley | Harlow | CM17 9RA

Offers Over £325,000

 clarknewman

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AN IMMACULATE TWO BEDROOM MID TERRACE HOUSE offering both full refurbishments throughout and two private, allocated parking spaces to front. The ground floor comprises of an entrance hall, well decorated lounge to front and modern fitted kitchen offering a range of wall and base units with breakfast bar and further space for dining. The first floor benefits from two generously sized bedrooms and a fully tiled family bathroom suite. The large rear "L" shaped Garden offers patio, decking and artificial turf with rear access. This property is being sold with no onward chain and viewings are highly advised.

- Two Good Sized Bedrooms
- Immaculate Condition
- Council Tax Band: C
- Mid Terrace House
- Two Allocated Parking Spaces
- EPC Rating: C

#### Front

Two allocated parking spaces. Further street parking. Private front garden with hedges creating privacy to front.

#### Entrance Hall

3'11 x 3'11 (1.19m x 1.19m)

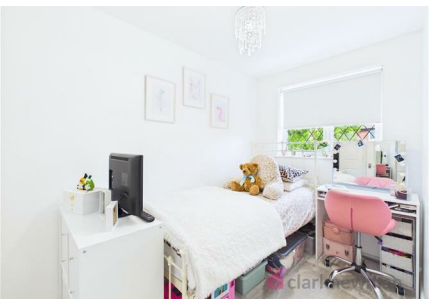
Neatly decorated entrance hall with UPVC double glazed front door, radiator to wall and internal door to lounge. Stairs to first floor.

#### Lounge

13'09 x 11'10 (4.19m x 3.61m)

A recently refurbished lounge with UPVC double glazed window to front, ample space for dining/entertaining, radiator to wall and internal door to kitchen.





### Kitchen/Diner

8'04 x 11'10 (2.54m x 3.61m)

Impressive modern fitted "gloss" style kitchen offering a range of wall and base units as well as integrated gas hob, electric oven with extractor fan above and fridge freezer. Further benefits include fitted breakfast bar, plumbing for washing machine and tumble dryer, fitted wine rack, sink/drainage and boiler to wall. UPVC double glazed window and door to rear.

### Landing

5'04 x 2'08 (1.63m x 0.81m)

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

### Bedroom One

9'03 x 8'08 (2.82m x 2.64m)

Double bedroom with UPVC double glazed window to front, radiator to wall and extremely useful fitted cupboards.

### Bedroom Two

10'01 x 5'11 (3.07m x 1.80m)

Generously sized single bedroom with large fitted wardrobes, UPVC double glazed window to rear and radiator to wall.

### Bathroom

6'04 x 5'08 (1.93m x 1.73m)

Family bathroom suite with shower over bath, white sink and toilet. UPVC double glazed window, extractor fan and radiator to wall.

### Garden

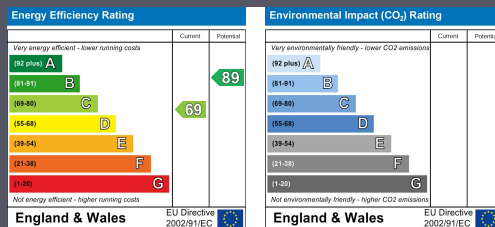
Recently relandscaped rear Garden offering both low maintenance with plenty of space for seating with patio to front, artificial turf and decking to rear. "L" shaped towards the rear with wooden shed and gate offering rear access.

### 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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