



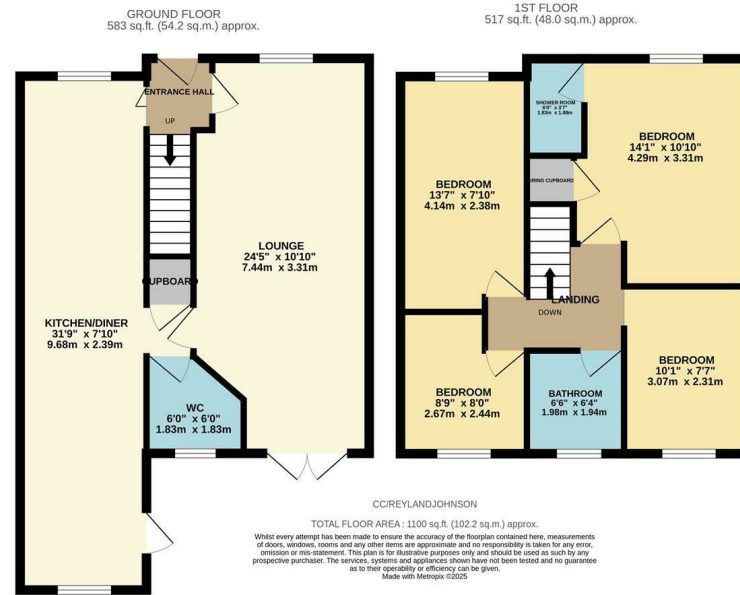
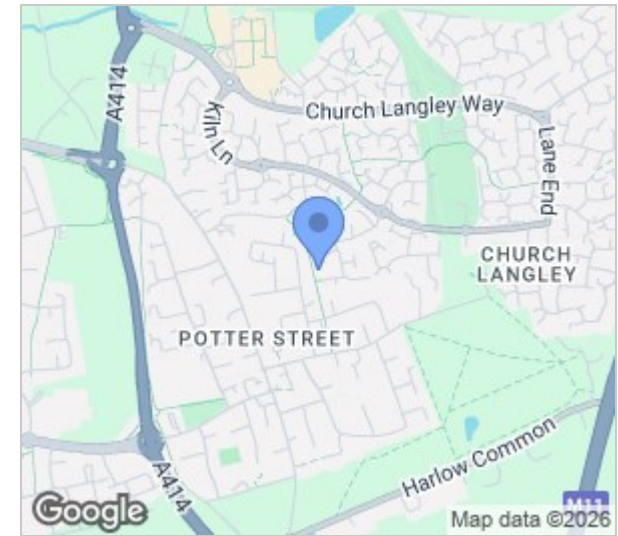
Coalport Close, Church Langley, CM17 9RA
£465,000

4 2 2 C

A set of icons representing property features: a bed icon for 4 bedrooms, a bathtub icon for 2 bathrooms, a sofa icon for 2 living areas, and a lightbulb icon for central heating.

Coalport Close, Church Langley, CM17 9RA

Located at the end of a quiet cul-de-sac in the desirable Church Langley development, is this well presented and extended four bedroom end terrace family home with a driveway for four cars. On the ground floor there is an entrance hallway leading to a large, 30ft+ kitchen/diner with a range of fitted wall and base units, plus a breakfast bar, a bright lounge and a cloakroom/WC. Upstairs there are four bedrooms with a stunning shower room in the master, plus a beautiful family bathroom with a white three piece suite. The south facing rear garden is mainly laid to lawn, with a patio area, shed and side access leading out to the driveway. Coalport Close is located just off Kiln Lane, within walking distance of excellent local schools, shops and open fields, plus the M11 is close by.



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		
	75	79
England & Wales	EU Directive 2002/91/EC	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	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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