

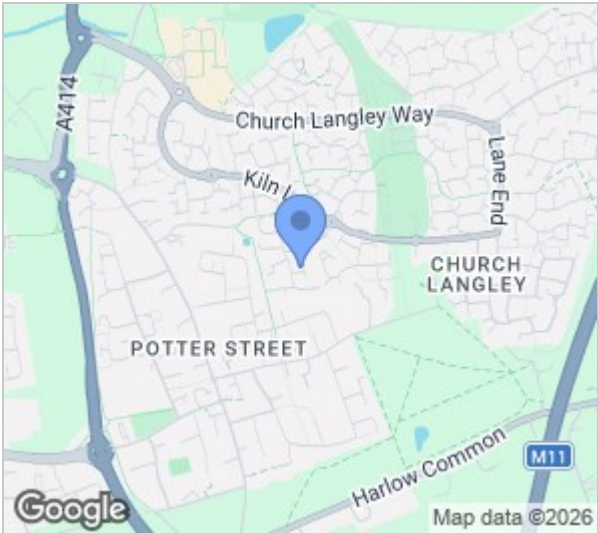
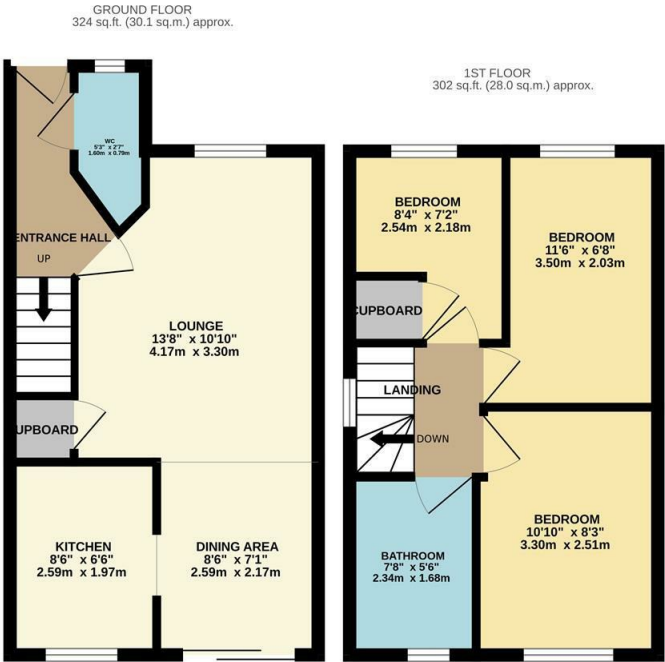


Coalport Close, Harlow, CM17 9RD
Guide Price £360,000



Coalport Close, Harlow, CM17 9RD

**** (Guide Price £360,000 - £375,000) ****
Offered with NO ONWARD CHAIN is this well-presented three-bedroom end-of-terrace family home, ideally positioned in a quiet cul-de-sac within the popular Church Langley development and benefiting from a driveway providing parking for two vehicles. The accommodation begins with an entrance hallway and convenient cloakroom/WC, leading through to a spacious open-plan living area comprising a lounge, dining area and fitted kitchen with a range of wall and base units. Upstairs, the property offers three bedrooms together with a family bathroom fitted with a white three-piece suite. Outside, the rear garden is designed for low-maintenance living, being predominantly laid to patio and decorative stone, with gated side access leading to the front of the property and driveway. Coalport Close is conveniently situated just off Kiln Lane, within walking distance of highly regarded local schools, shops and open green spaces, making this an ideal home for families.
This property can be reserved exclusively - fees apply.



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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(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	

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