

## Coalport Close, Church Langley, CM17 9QA



**£425,000**

Kings Group - Church Langley are delighted to offer For Sale, this FOUR BEDROOM SEMI DETACHED HOUSE on Coalport Close. Located in the sought after Church Langley development, this property is comprised of four bedrooms with en-suite to the master bedroom, family bathroom, lounge, kitchen, downstairs WC & Orangery. The property also benefits from a south facing rear garden and off-street parking to the front of the property for two vehicles. Overlooking green space to the front of the property, the house is within the catchment area of both Henry Moore & Church Langley Primary Schools as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. There is ease of access to the A414 & M11 offering direct links to London, Chelmsford & Bishops Stortford. In addition the house is within walking distance to local shops and amenities including Tesco supermarket and Kiddi Caru day nursery. To arrange a viewing, please do not hesitate to get in touch.

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**Ground Floor:-**

**Entrance Hallway**  
**8'87 x 3'23 (2.44m x 0.91m)**

**Lounge**  
**15'30 x 15'38 (4.57m x 4.57m)**

**Kitchen**  
**9'80 x 8'72 (2.74m x 2.44m)**

**Downstairs WC**  
**5'77 x 2'76 (1.52m x 0.61m)**

**Orangery / Conservatory**  
**15'49 x 8'82 (4.57m x 2.44m)**

**First Floor:-**

**First Floor Landing**

**Bedroom Two**  
**12'12 x 8'83 (3.66m x 2.44m)**

**Bedroom Three**  
**12'02 x 7'09 (3.71m x 2.36m)**

**Bedroom Four**  
**8'58 x 8'02 (2.44m x 2.49m)**

**Family Bathroom**  
**6'19 x 6'15 (1.83m x 1.83m)**

**Second Floor:-**

**Bedroom One**  
**16'59 x 11'94 (4.88m x 3.35m)**

**En-Suite**  
**11'95 x 4'82 (3.35m x 1.22m)**

**Garage**

**Garden**

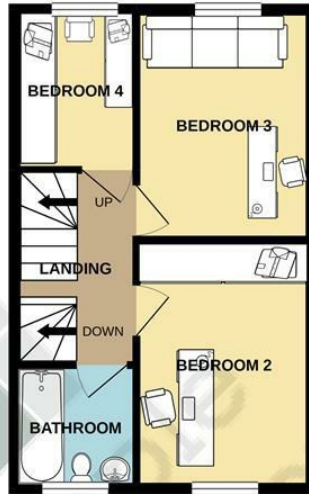




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	