Rushton Grove | Church Langley | Harlow | CM17 9PR

Asking Price £315,000

clarknewman

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A TWO DOUBLE BEDROOM MID TERRACED HOUSE with allocated parking and WC. The ground floor comprises of a spacious lounge/dining area, modern fitted kitchen and cloakroom. There are patio doors leading out to the South-facing garden. Upstairs benefits from two double bedrooms and a family bathroom suite. The property is available with no onward chain/chain free. Viewings highly recommended.

- Two Double Bedrooms
- Allocated Parking
- Council Tax Band: C
- Mid-Terraced House
- No Onward Chain
- EPC Rating: C

Front
Two allocated parking spaces to front of property, laid to lawn with concrete path leading to front door.

Entrance Hall
6'3" x 14'1" (1.91m x 4.29m)
External door to front, radiator to wall. Stairs to first floor. Internal doors to cloakroom and living room, opening to kitchen.

WC
2'8" x 5'9" (0.81m x 1.75m)
Window to front, radiator to wall. White WC and pedestal sink. Internal door to entrance hall.

Kitchen
6'4" x 9'8" (1.93m x 2.95m)
Window to front. Fitted kitchen with a range of wall and base units, laminate worktop and acrylic 1.5 sink and drainer with chrome mixer tap. Integral electric oven and gas hob. Space for washing machine and fridge freezer. Extractor fan and gas boiler to wall. Opening to entrance hall.

Living Room
13'0" x 14'4" (3.96m x 4.37m)
Patio doors out to garden, two radiators to wall. Understairs storage cupboard. Internal door to entrance hall.

Landing
3'4" x 6'5" (1.02m x 1.96m)
Stairs to ground floor. Radiator to wall. Storage cupboard and loft hatch above. Internal doors to bedrooms and bathroom.

Bedroom One
13'0" x 9'2" (3.96m x 2.79m)
Two windows to front, radiator to wall. Built-in airing cupboard. Internal door to landing.

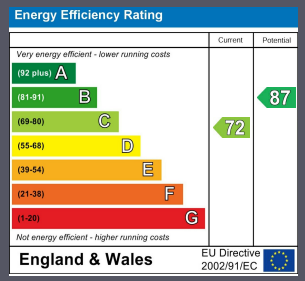
Bedroom Two
12'11" x 8'1" (3.94m x 2.46m)
Window to rear aspect, radiator to wall. Fitted bedroom furniture. Internal door to landing.

Bathroom
5'6" x 6'5" (1.68m x 1.96m)
Part tiled bathroom suite comprising of white WC, pedestal sink and bath. Extractor fan above, radiator and shaver socket to wall. Internal door to landing.

Garden
South-facing low maintenance garden featuring a patio with steps up to the lawn. Exterior tap to wall.

Local Area
Rushton Grove is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities. Harlow Town train station his 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. There is also a new David Lloyd leisure centre within approximately one mile.

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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