



Rushton Grove | Church Langley | Harlow | CM17 9PR

Offers In Excess Of £400,000



Rushton Grove | Church Langley

Harlow | CM17 9PR

Offers In Excess Of £400,000

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE with driveway and garage. The ground floor comprises of a useful entrance hall with WC, separate living and dining rooms with fitted kitchen. Upstairs benefits from two double bedrooms, a single bedroom and family bathroom. The rear garden is West facing with a combination of patio, grass and established plants. Online virtual tour available.

- Three Bedrooms
- Driveway & Garage
- Council Tax Band: D
- Semi-Detached House
- Well Presented
- EPC Rating: C

#### Front

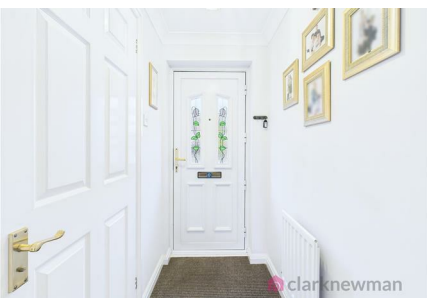
Combination of lawn, shingle and paving. Large tarmac driveway with access into garage via up and over door. UPVC double glazed door to front.

#### Entrance Hall

5'8" x 3'6" (1.73m x 1.07m)

UPVC double glazed door to front. Radiator to wall. Internal doors to WC and living room.





### WC

5'8" x 2'9" (1.73m x 0.84m)

UPVC double glazed window to front. Part tiled walls, white WC and pedestal sink. Chrome heated towel rail to wall. Internal door to entrance hall.

### Living Room

13'5" x 15'2" (4.09m x 4.62m)

UPVC double glazed window to front. Stairs to first floor. Radiator to wall. Electric fireplace with ceramic fire surround. Internal doors to entrance hall and under stairs storage cupboard. Archway to dining room.

### Dining Room

8'10" x 7'5" (2.69m x 2.26m)

UPVC double glazed patio door to garden. Radiator to wall. Internal door to kitchen, archway to living room.

### Kitchen

10'7" x 7'4" (3.23m x 2.24m)

UPVC double glazed window to rear aspect. Fitted kitchen with a range of wall and base units, laminate worktops and stainless steel sink and drainer. Integral electric oven and hob. Space for washing machine and fridge freezer. Gas boiler situated behind wall units. Radiator to wall. Internal door to dining room.

### Landing

13'5" x 6'4" (4.09m x 1.93m)

Stairs to ground floor. Radiator to wall. Internal doors to bedrooms and family bathroom. Airing cupboard housing hot water cylinder. Loft hatch above (boarded with ladder and light).

### Bedroom One

12'3" x 8'7" (3.73m x 2.62m)

UPVC double glazed window to rear, radiator to wall. Fitted wardrobes with dressing table. Internal door to landing.

### Bedroom Two

9'11" x 8'7" (3.02m x 2.62m)

UPVC double glazed window to front, radiator to wall. Fitted wardrobes with sliding doors. Internal door to landing.



### Bedroom Three

8'7" x 6'7" (2.62m x 2.01m)

UPVC double glazed window to front, radiator to wall. Fitted wardrobes. Internal door to landing.

### Family Bathroom

6'3" x 6'4" (1.91m x 1.93m)

UPVC double glazed window to rear aspect. Fully tiled suite comprising of white WC with vanity sink and walk-in shower cubicle with glass screen and thermostatic shower. Shaver socket and chrome heated towel rail to wall. Internal door to landing.

### Garden

A well maintained West facing rear garden comprising of patio and lawn with established plants and shrubs. Exterior tap, lighting and water butt. Timber shed. Retractable awning to wall. Rear access into garage.

### Garage

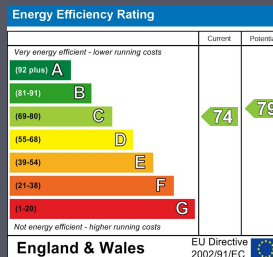
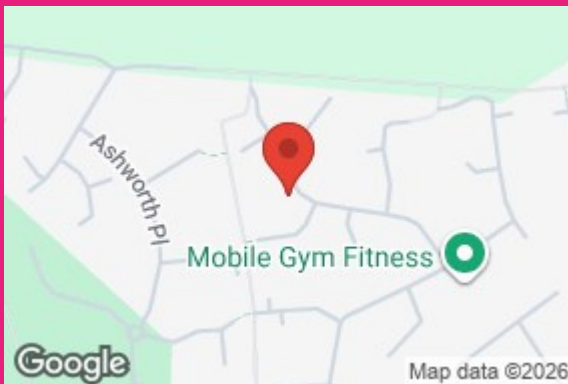
17'1" x 8'7" (5.21m x 2.62m)

Up and over door to driveway. External glazed door to garden. Lighting and power sockets with storage with the eaves.

### 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 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.





Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk