



Rushton Grove | Church Langley | Harlow | CM17 9PS

Guide Price £425,000



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A REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE with driveway and garage. The ground floor comprises of a useful entrance hall with WC, separate living room and dining room plus a newly installed kitchen. Upstairs benefits from two double bedrooms, a single bedroom and new family bathroom suite. The rear garden is a combination of patio, grass and decking. Viewings advised.

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

#### Front

Pathway leading to front door with slate chippings either side. Tarmac driveway to front with up and over garage door.

#### Entrance Hall

5'8" x 3'8" (1.73m x 1.12m)

Composite door to front, internal door to WC and living room. Radiator to wall.





#### WC

5'7" x 2'8" (1.70m x 0.81m)

Part tiled ground floor WC comprising of WC and vanity sink. UPVC double glazed window to front. Chrome heated towel rail to wall. Internal door to entrance hall. New vinyl flooring.

#### Living Room

13'5" x 15'3" (4.09m x 4.65m)

UPVC double glazed windows on front and side aspect, radiator to wall. Internal door to entrance hall. Stairs to first floor. Opening to dining room. New grey fitted carpets.

#### Dining Room

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

Double glazed door to garden. Doorway to kitchen. Opening to living room. Radiator to wall. New grey fitted carpets.

#### Kitchen

10'6" x 7'3" (3.20m x 2.21m)

New modern shaker style wall and base units with laminate worktops, stainless steel sink and drainer, integral electric oven and gas hob. Space for washing machine and fridge. UPVC double glazed window to rear aspect. Radiator to wall. Doorway to dining room. New vinyl flooring.

#### Landing

13'5" x 6'3" (4.09m x 1.91m)

Stairs to ground floor. Internal doors to bedrooms and family bathroom. Radiator to wall. Loft hatch above. New grey fitted carpets.



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### Bedroom One

12'3" x 8'8" (3.73m x 2.64m)

UPVC double glazed window to rear aspect, radiator to wall. Built-in fitted wardrobes with dressing table. Internal door to landing. New grey fitted carpets.

### Bedroom Two

11'9" x 8'8" (3.58m x 2.64m)

UPVC double glazed window to front aspect, radiator to wall. Internal door to landing. New grey fitted carpets.

### Bedroom Three

8'6" x 6'9" (2.59m x 2.06m)

UPVC double glazed window to front aspect, radiator to wall. Internal door to landing. New grey fitted carpets.

### Family Bathroom

5'6" x 6'3" (1.68m x 1.91m)

Newly installed part-tiled suite consisting of WC, vanity sink and bath with shower and screen over bath. UPVC double glazed window. Chrome heated towel rail to wall. Internal door to landing. New vinyl flooring.

### Garage

17'1" x 8'6" (5.21m x 2.59m)

Up and over door to front with UPVC double glazed door into garden. Lighting and power sockets.

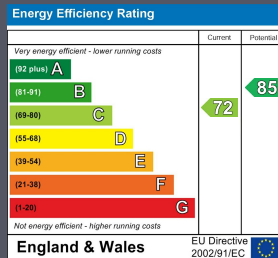
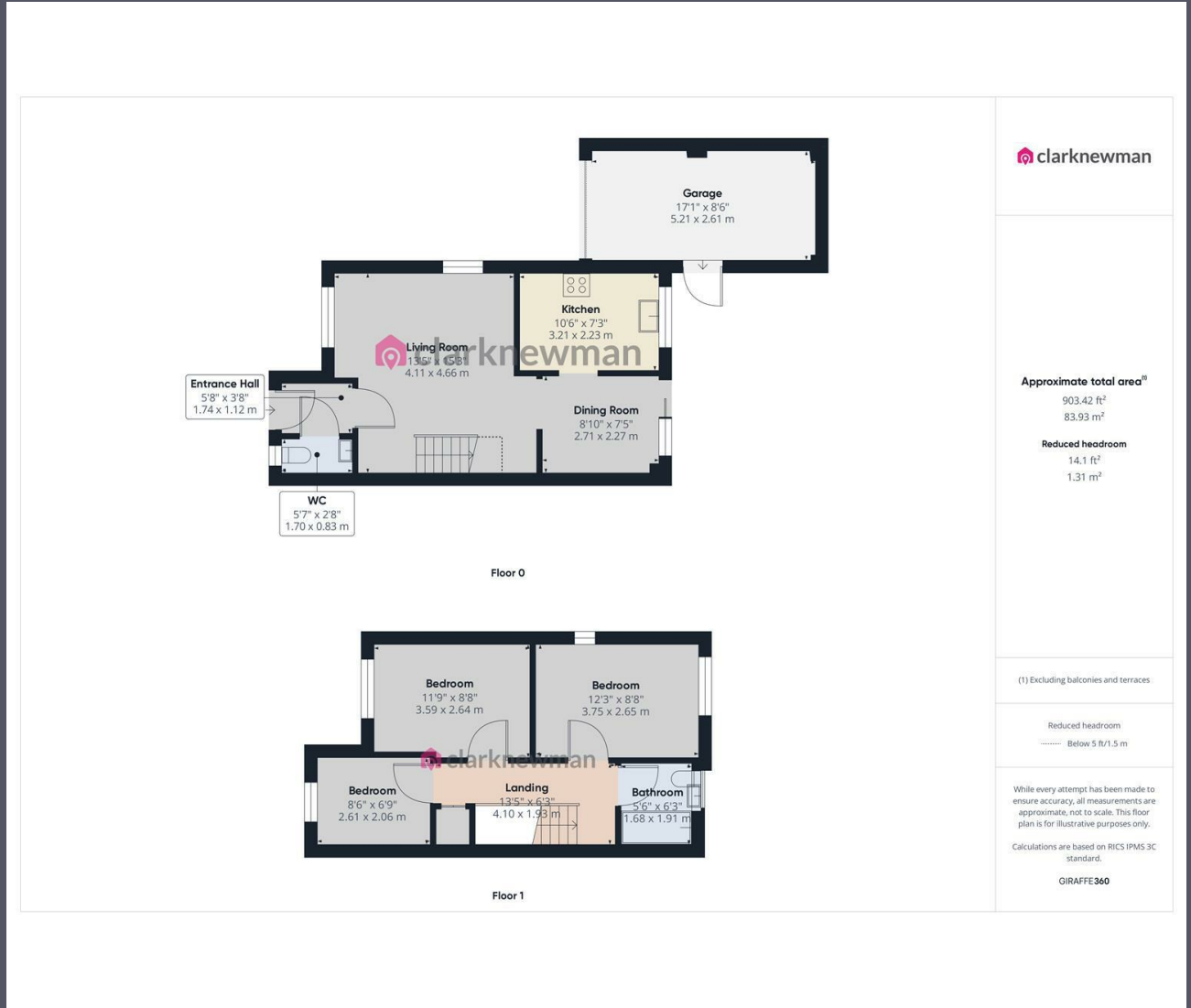
### Garden

A combination of patio, grass and timber decking with useful shingled area to left of garage and access to front via timber gate. Various established plants and shrubs. UPVC double glazed door to rear of garage.

### Local Area

Rushton Grove is situated in the popular Church Langley development and is located within close proximity to local schooling and amenities.





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