



Rushton Grove | Church Langley | Harlow | CM17 9PR

Offers Over £325,000

 clarknewman

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A SUPERB TWO BEDROOM MID TERRACE HOUSE located in a quiet cul-de-sac and benefitting from two private parking spaces to front. The property has been very well maintained by the vendors and an internal viewing is highly recommended. The property comprises of a spacious entrance porch, a bright and airy lounge and a modern fitted kitchen offering a range of wall and base units. The first floor offers two very generously sized bedrooms and a family bathroom suite. The lovely rear garden offers ample seating space via patio, lawn and shed (with power) and pond.

- Two Bedrooms
- Two Allocated Parking Spaces
- Council Tax Band: C
- Mid Terrace House
- Well Presented Throughout
- EPC Rating: D

Front

Small cul-de-sac made up of just four homes. Two private allocated parking spaces to front.

Entrance Porch

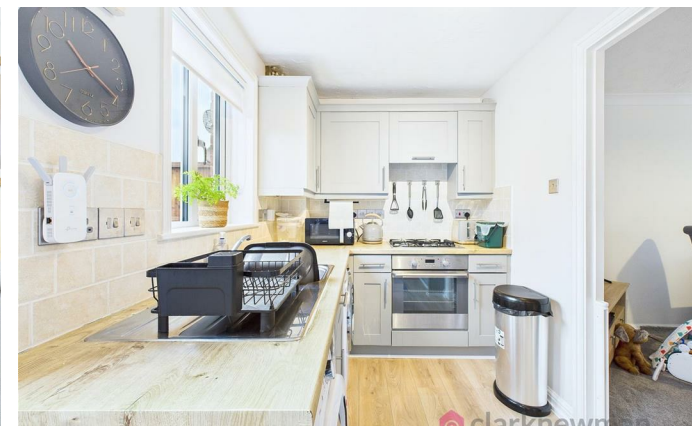
2'06 x 4'00 (0.76m x 1.22m)

UPVC double glazed front door, entrance porch with space for shoes/coats. Internal door to lounge.

Lounge

15'08 x 11'08 (4.78m x 3.56m)

Bright and airy lounge with ample space for entertaining/dining, UPVC double glazed window to front, radiator to wall and stairs to first floor. Internal door to kitchen.





Kitchen

6'03 x 11'07 (1.91m x 3.53m)

Modern fitted kitchen with a range of wall and base units offering integrated oven and hob with extractor fan above, space for fridge freezer, plumbing for washing machine and boiler to wall. UPVC double glazed window and door leading to rear Garden.

Landing

2'10 x 6'02 (0.86m x 1.88m)

Spacious landing with internal doors to bedrooms and family bathroom. Loft hatch.

Bedroom One

11'01 x 8'05 (3.38m x 2.57m)

Large double bedroom with dual aspect UPVC double glazed windows to front, radiator to wall and useful built in storage.

Bedroom Two

7'07 x 6'09 (2.31m x 2.06m)

Generously sized bedroom with UPVC double glazed window to rear and radiator to wall.



Bathroom

10'02 x 4'08 (3.10m x 1.42m)

Fully tiled family bathroom suite offering bath with shower, white toilet and sink. UPVC double glazed window to rear, extractor fan and radiator to wall.



Garden

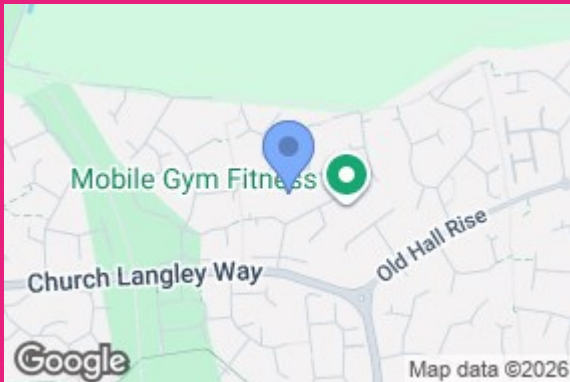
Private West facing rear garden offering ample seating space via patio. Further features include lawn, pond and rear access. Shed to rear with power and electrics (ideal for a work from home space).



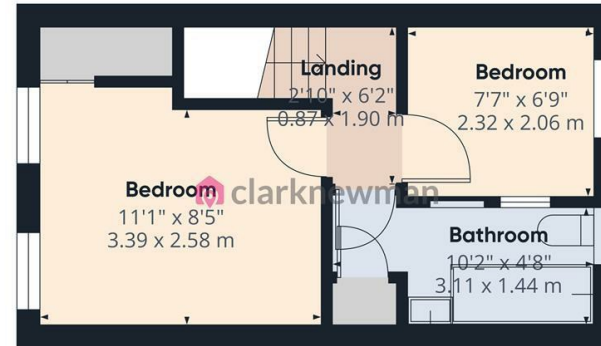
Local Area

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.





Floor 0



Floor 1

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Approximate total area⁽¹⁾

498 ft²
46.2 m²

Reduced headroom

15 ft²
1.4 m²

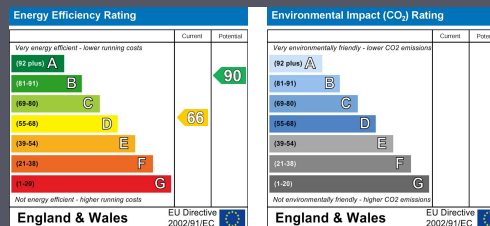
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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