



Rushton Grove, CM17 9PT
Harlow





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Kings Group are delighted to present this beautifully presented TWO BEDROOM MID TERRACE FAMILY HOME with a OFFICE/STUDY Room located in the ever-popular Rushton Grove, within the sought-after Church Langley development. Boasting two allocated parking spaces and a prime location close to local schools, amenities, and excellent transport links including the M11 and M25, this property makes an ideal purchase for first-time buyers or those looking to downsize.

Upon entering the home, you're welcomed by an inviting entrance hall that leads into a modern fitted kitchen, complete with a range of wall and base units. The spacious lounge/diner offers a bright and airy living space with sliding doors opening onto a secluded, southerly facing rear garden—perfect for enjoying sunshine and privacy. A handy storage cupboard and convenient ground floor cloakroom complete the ground floor, making it ideal for both relaxing and entertaining.

Upstairs, the master bedroom benefits from built-in wardrobes, complemented by a single bedroom. Originally designed as a two-bedroom property, the current owners have cleverly added a third room, currently being used as a home office—ideal for modern lifestyles. The family bathroom features a three-piece suite, completing this charming and versatile home.

Call us today to find out more information or to arrange a viewing. Viewing is highly advised.

Offers In Excess Of £340,000



- **TWO BEDROOM MID TERRACE FAMILY HOME**
- **IDEAL PURCHASE FOR A FIRST TIME BUYER**
- **OFFICE/STUDY ROOM**
- **CLOSE TO THE M11/M25 PROVIDING DIRECT LINKS TO LONDON**
- **MODERN FITTED KITCHEN**

Rushton Grove

Rushton Grove is a residential street located within the Church Langley just of Church Langley way. It is known for its family-friendly environment, modern housing, and convenient access to local amenities. The community is predominantly composed of family households, contributing to a welcoming and neighborly atmosphere. Residents have access to a variety of local amenities. Nearby primary schools include Henry Moore Primary School and Church Langley Community Primary School, both within walking distance. Secondary education is provided by institutions such as Passmores Academy and Mark Hall Academy. Healthcare facilities, including Church Langley Medical Practice and Howard Marshall Dentistry, are conveniently located. Shopping needs are met by local supermarkets and retail outlets, with Harlow Town Centre offering a broader range of shops, restaurants, and leisure facilities.

Lounge/Diner 13'11 x 14'54 (4.24m x 4.27m)

Double glazed sliding doors to the rear aspect, coved and textured ceiling, laminate flooring, single radiator, power points, storage cupboard

Kitchen 6'45 x 9'69 (1.83m x 2.74m)

Double glazed windows to the front aspect, laminate flooring, tiled splash backs, a range of wall and base units with flat top worksurfaces, integrated cooker, gas hob and electric oven, hood extractor fan, drainer unit, space for fridge freezer, plumbing for washing machine, power points.

Cloakroom 2'67 x 5'91 (0.61m x 1.52m)

Double glazed widows to the front aspect, textured ceiling, part tiled walls, single radiator, laminate flooring, wash basin with mixer taps, low level W.C

Bedroom One 8'23 x 13'02 (2.44m x 4.01m)

Double glazed windows to the front aspect, coved and textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

- **TWO ALLOCATED PARKING**
- **DOWNSTAIRS CLOAKROOM**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **SOUTHERLY FACING SECLUDED REAR GARDEN**
- **CUL-DE-SAC LOCATION**

Bedroom Two 6'14 x 9'44 (1.83m x 2.74m)

Double glazed windows to the rear aspect, coved and textured ceiling, carpeted flooring, single radiator, power points.

Study Room/ Office Room 6'63 x 6'34 (1.83m x 1.83m)

Double glazed windows to the rear aspect, coved and textured ceiling, carpeted flooring, power points, storage cupboards.

Family Bathroom 5'54 x 6'39 (1.52m x 1.83m)

Textured ceiling, part tiled walls, heated towel rail, vinyl flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash basin with mixer taps, low level W.C, shaver point.

Garden

Southerly Facing, mainly laid to grass with patio area, rear access, wooden fence panels, water taps, wooden shed.

Schools/Transport Links

Primary Schools:

Henry Moore Primary School (0.5 miles), Newhall Primary Academy (0.58 miles)

Secondary Schools:

St Nicholas School (0.89 miles) Mark Hall Academy (1.18 miles)

Train stations:

Harlow Mill Rail Station (1.79 miles), Harlow Town Rail Station (2.59 miles)

Motorways:

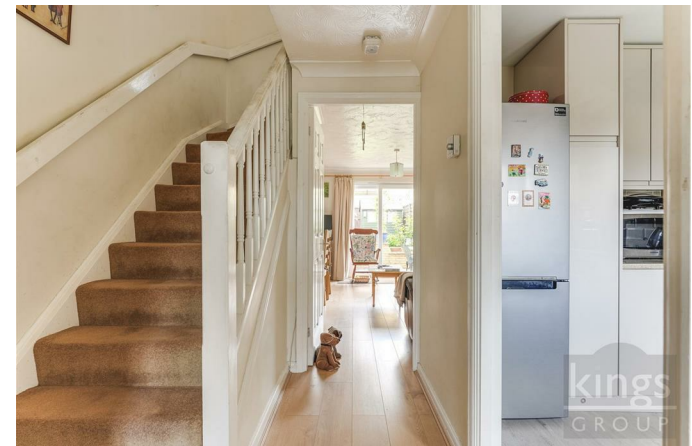
M11 J7A (1.42 miles), M11 J7 (1.78 miles)

Tenure: Freehold

Build: Standard Construction - Brick & Tile

Flood Risk: Rivers & Seas - Low, Surface Water - Low

Parking: 2 Allocated parking spaces

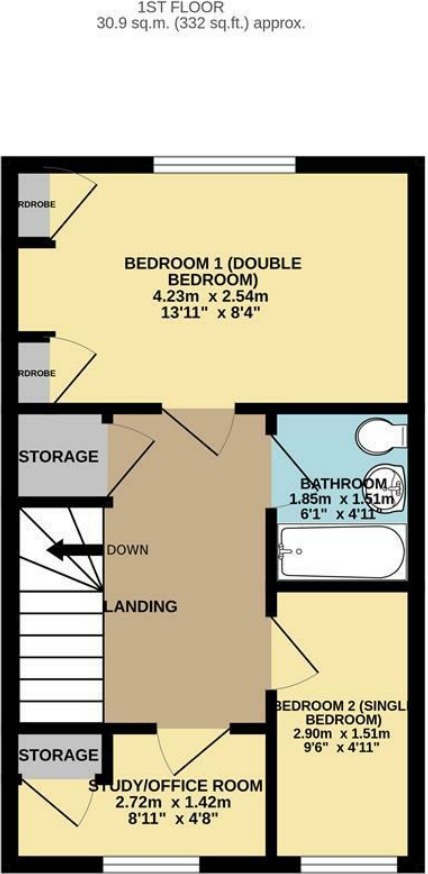
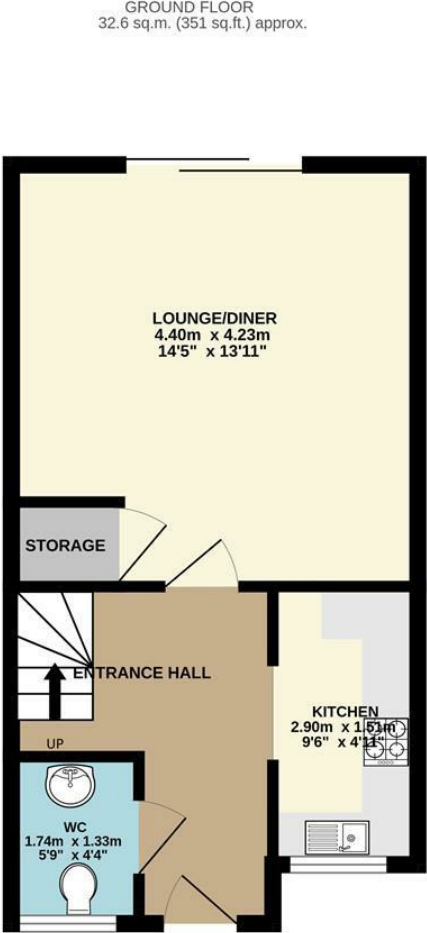
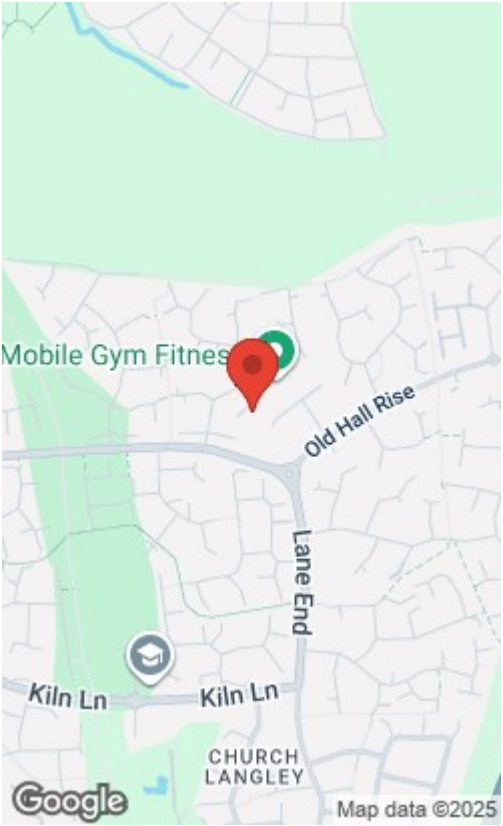








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 63.5 sq.m. (683 sq.ft.) approx.
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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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