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Church Langley Way  
Harlow CM17 9TE  
Tel: 01279 410084

Rushton Grove, Harlow, CM17 9PS  
£315,000

Kings Group - Church Langley are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM HOUSE on Rushton Grove. Requiring some modernisation, this house is an ideal starter home, and is comprised of two bedrooms, family bathroom, lounge and kitchen/diner. The property also benefits from a private rear garden overlooking woodland, as well as two allocated parking spaces. The house is within the catchment area of both Henry Moore & Church Langley Primary Schools, as well as sought after secondary schools including Mark Hall and Leventhorpe Academies. Nearby are a number of local shops and amenities including Tesco supermarket and Kiddi Caru day nursery. There is ease of access to the A414 & M11, offering direct links to London, Chelmsford and Bishop's Stortford. To arrange a viewing, please do not hesitate to get in touch.

### Entrance Hallway

3'11 x 3'08 (1.19m x 1.12m)

### Lounge

15'71 x 11'71 (4.57m x 3.35m)

### Kitchen/.Diner

11'67 x 6'30 (3.35m x 1.83m)

### First Floor Landing

6'21 x 3'03 (1.83m x 0.99m)

### Bedroom One

10'94 x 8'42 (3.05m x 2.44m)

### Bedroom Two

7'68 x 6'69 (2.13m x 1.83m)

### Bathroom

11'01 x 4'58 (3.38m x 1.22m)

### Garden (Approx 35ft)

