



Rushton Grove, CM17 9PS
Church Langley





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- TWO BEDROOM END OF TERRACE HOUSE
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- OFF STREET PARKING FOR TWO CARS
- REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS & AMENITIES
- CLOSE TO LOCAL WELL REGARDED PRIMARY & SECONDARY SCHOOLS
- VIEWING IS HIGHLY ADVISED
- WALK IN WARDROBE TO MASTER BEDROOM
- MODERN FITTED KITCHEN

Offers In The Region Of
£325,000



Kings Group proudly presents to the market, this **CHARMING TWO BEDROOM END OF TERRACE HOME**, perfectly positioned in the desirable Rushton Grove within the thriving Church Langley development. This property is an exceptional opportunity for first-time buyers, offering a welcoming, move-in-ready space that's been lovingly maintained throughout. With allocated parking for two cars, convenience is key.

Step inside to discover an inviting entrance hall leading to a spacious lounge/diner, ideal for both relaxing and hosting guests. The modern fitted kitchen, complete with an array of wall and base units, provides plenty of storage and a sleek, functional workspace.

Rushton Grove

Rushton Grove is a charming and highly desirable area within the popular Church Langley development, offering a welcoming community atmosphere and an abundance of local conveniences. Perfect for families, professionals, and first-time buyers alike, this peaceful residential spot combines modern living with excellent accessibility.

Families are well-catered for, with a selection of highly regarded primary and secondary schools nearby, including Church Langley Community Primary School and Henry Moore Primary School. The area is also within reach of sought-after secondary options, providing quality education right on your doorstep.

For commuters, Rushton Grove boasts superb transport links. The M11 and M25 are easily accessible, providing direct routes to London, Stansted Airport, and Cambridge — perfect for both work and leisure travel. Harlow Town and Harlow Mill train stations are a short drive away, offering regular services to London Liverpool Street, making commuting into the city a breeze.

Nature lovers and dog walkers will appreciate the nearby bridle path, offering a scenic route through lush green spaces, perfect for leisurely strolls, morning jogs, or exploring with four-legged friends. The area's well-maintained pathways and open spaces create a lovely balance of town and country living.

Entrance Hallway

Understairs storage cupboard

Lounge 16'25 x 8'66 (4.88m x 2.44m)

Double Glazed rear aspect bay window, double radiator, laminate flooring, phone point, TV aerial point, telephone point, spotlights, PowerPoints.

Kitchen 5'92 x 7'41 (1.52m x 2.13m)

Double Glazed rear aspect window, laminate flooring, partially tiled walls, a range of wall and base units with flattop work surfaces, integrated electric oven, electric hob, integrated

The first floor hosts a generously sized double bedroom with built-in wardrobes, alongside a contemporary family bathroom featuring a stylish three-piece suite. Venture up to the second floor, where the master bedroom awaits — a peaceful retreat with eave storage and a walk-in wardrobe, offering both charm and practicality. Every corner of this home has been thoughtfully designed to maximize comfort and style.

Situated close to local shops, amenities, and well-regarded primary and secondary schools, the location is perfect for families and professionals alike. Plus, with excellent transport links via the M11 and M25, you'll enjoy easy access to London, Stansted Airport, and Cambridge. This property truly ticks all the boxes — call Kings Group today to arrange your viewing and avoid missing out on this fantastic opportunity!

extractor hood, drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, power points.

First Floor Landing

Carpeted flooring, power points, stairs leading to second floor,

Bedroom Two 11'01 x 10'04 (3.38m x 3.15m)

Double Glazed rear aspect windows, carpeted flooring, built in storage cupboard, phone point, TV aerial point, power points, single radiator, power points.

Family Bathroom 7'07 x 5'74 (2.31m x 1.52m)

Double Glazed rear aspect opaque window, heated towel rail, tiled flooring, panel enclosed bath with mixer tap, thermostatically controlled shower, low level WC, shaver point, tiled walls, spotlights, extractor fan.

Second Floor Landing 10'08 x 2'11 (3.25m x 0.89m)

Carpeted flooring,

Bedroom One 11'15 x 10'41 (3.35m x 3.05m)

Double Glazed front aspect windows, carpeted flooring, phone point, TV aerial point, power points, eave storage.

Walk in Wardrobe/ Dressing Room

Carpeted flooring.

Garden

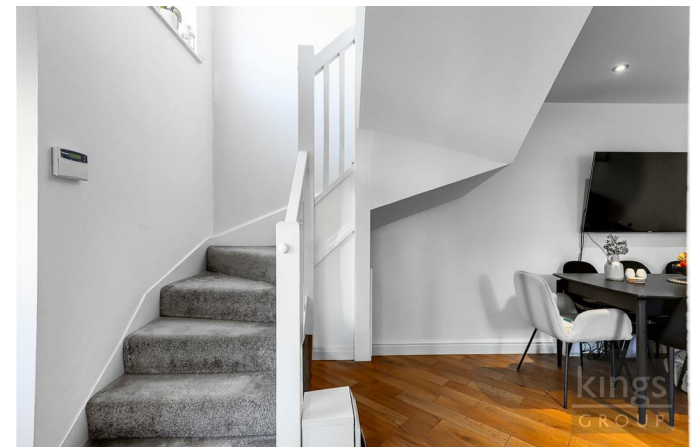
Secluded, mainly laid to lawn, side access, timber built shed, outside water tap.

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

Tenure: Freehold

Build: Standard Construction - Brick & Tile

Parking: Two Allocated Parking





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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
(82 plus) A			(92 plus) A		
(61-81) B			(81-91) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(21-28) 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		



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.

Unit 4, Church Langley Way, Harlow,
Essex, CM17 9TE
T: 01279 410084
E:
www.kings-group.net

