



**FORTUNE & COATES**

The People's Estate Agent



## 170 Rushton Grove, Harlow, CM17 9PT

Guide price £350,000

Guide Price 350,000- £375,000.

Fortune and Coates are pleased to offer to the market this two bedroom mid terraced family home situated in the popular and sought after location of Rushton Grove, Church Langley, Harlow, which is close to local junior and senior schools as well as a nursery, supermarket, and local amenities and within easy reach of Harlow Town centre with an array of shops, restaurants and leisure facilities and Harlow Town/Harlow Mill train stations with direct access to London, Cambridge and Stansted Airport and the M11. The property is well presented throughout and comprises an entrance hallway with cloakroom/W.C leading into the bright and airy lounge with doors that lead to a sunny conservatory. The kitchen has recently been upgraded and offers a range of wall and base units with some integrated appliances. Upstairs boasts two double bedrooms and a family shower room. Outside, the rear garden is mainly laid to artificial lawn with patio area and rear access and to the front is allocated parking for two vehicles. This is a lovely home and recommend an early viewing.

Living Room 14'6" x 13'0" max (4.42 x 3.97 max)

Kitchen 9'8" x 6'5" (2.97 x 1.97)

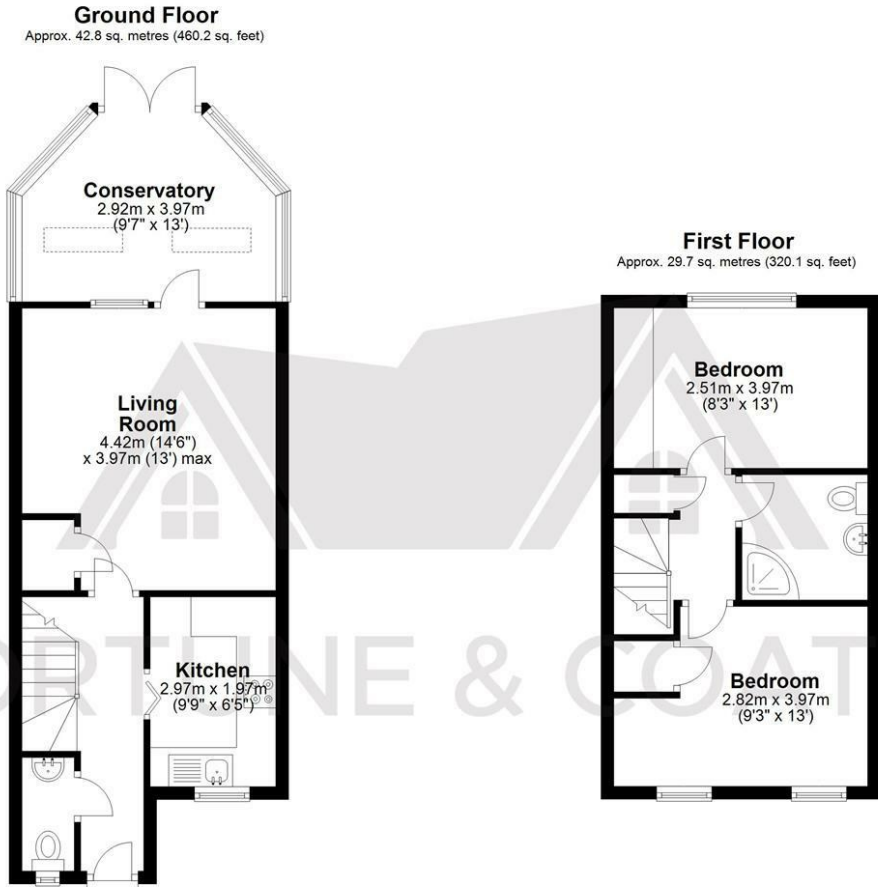
Conservatory 9'6" x 13'0" (2.92 x 3.97)

Bedroom 9'3" x 13'0" (2.82 x 3.97)

Bedroom 8'2" x 13'0" (2.51 x 3.97)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose

## Floor Plan

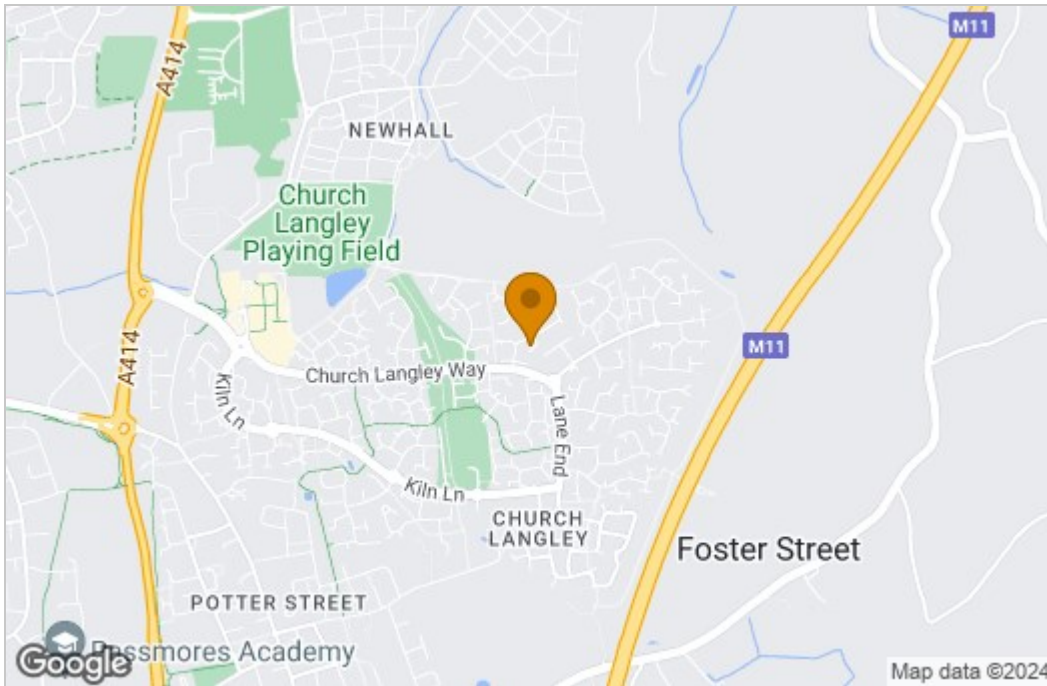


Total area: approx. 72.5 sq. metres (780.4 sq. feet)

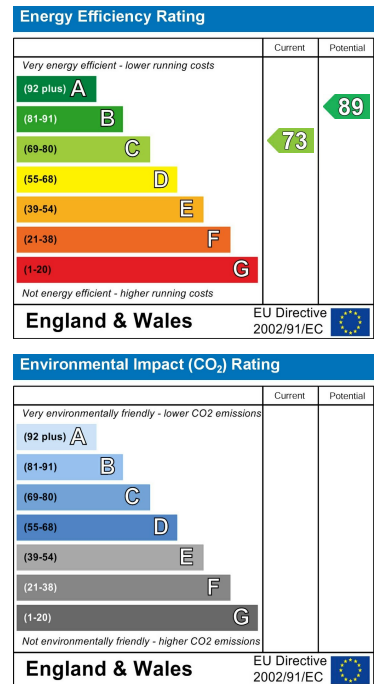
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## Area Map



## Energy Efficiency Graph



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