



FORTUNE & COATES

The People's Estate Agent

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92 Rushton Grove, Harlow, CM17 9PS

Guide price £350,000

Guide price £350,000-£375,000.

Fortune and Coates are delighted to welcome to the market this two bedroom semi detached family home situated in the popular location of Rushton Grove, Church Langley, Harlow

This home is well presented and offers a certain uniqueness throughout. Internally comprises an inviting entrance hallway with stairs to the first floor that features Walnut and glass balustrades, W.C/utility that houses the boiler, water softener and underfloor heating manifold. Plumbing for washing machine, plumbing for shower (not utilised) low level W.C with hand sculpted clam shell basin and mosaic tiled worktop and windowsill. Entering the modern kitchen with range of wall and base units with a range of integrated appliances including two Neff 'slide-and-hide' full size electric ovens with steam function, 5 zone Neff induction hob, with combi-zone function two

Kitchen 13'6" x 8'10" (4.13 x 2.70)

Conservatory/Orangery 9'6" x 16'3" (2.91 x 4.97)

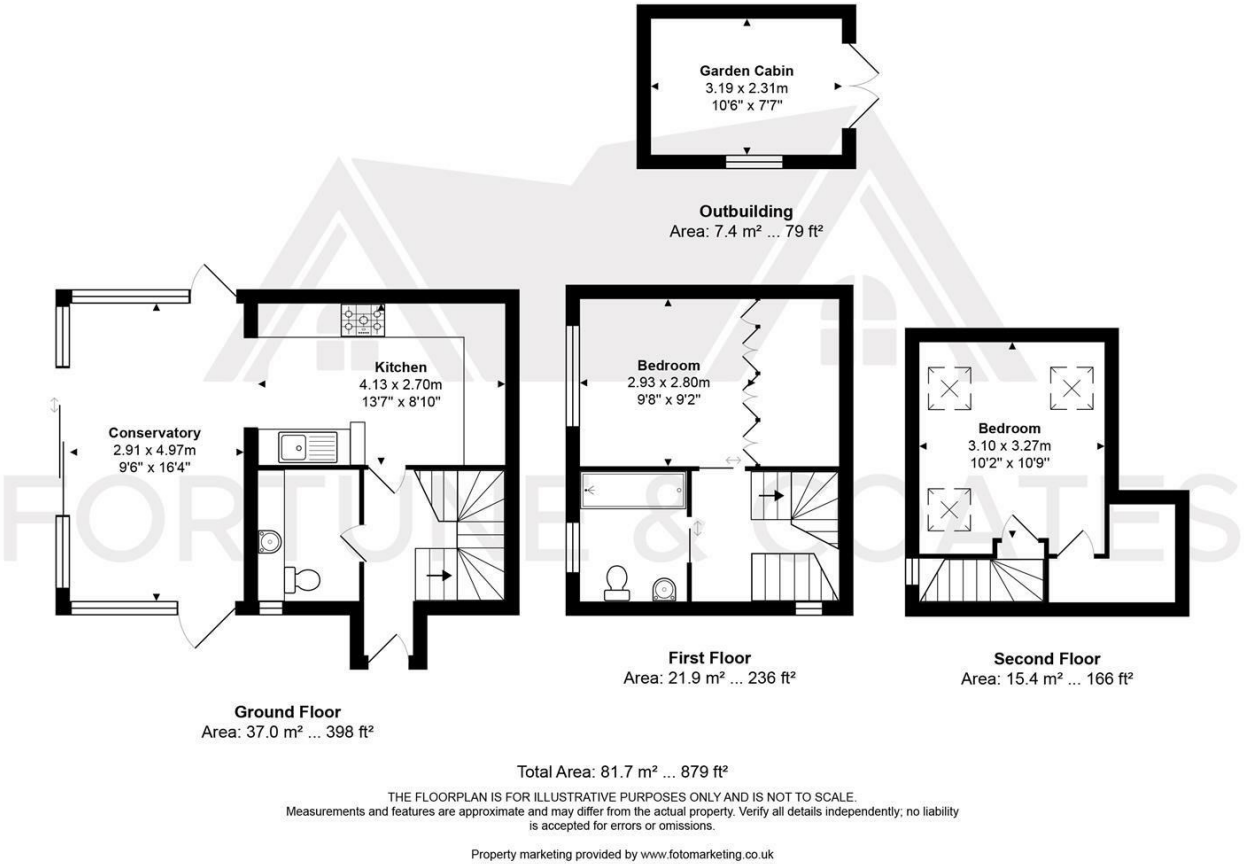
Bedroom 9'7" x 9'2" (2.93 x 2.80)

Bedroom 10'2" x 10'8" (3.10 x 3.27)

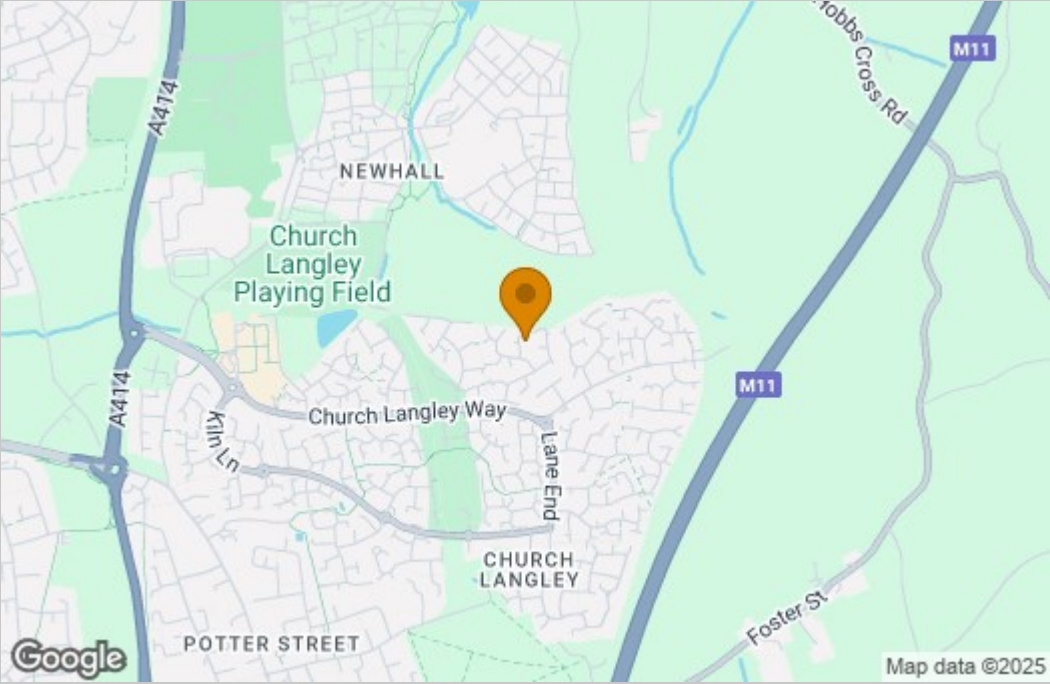
Garden Cabin 10'5" x 7'6" (3.19 x 2.31)

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.

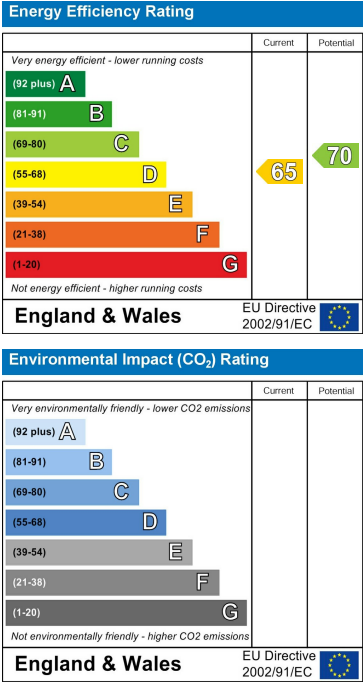
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.