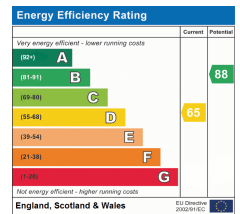




Rushgrove Avenue, London, NW9 6QP
Guide Price £650,000 Freehold



Covered Entrance

Entrance Hall 16' 6" x 5' 9" (5.03m x 1.75m) Radiator, understairs cupboard with metres.

Cloakroom WC, wash hand basin, radiator, double glazed window.

Front Reception Room 14' 5" x 11' 9" (4.39m x 3.58m) Radiator, bay window, open plan to Rear Reception:

Rear Reception Room 12' 0" x 10' 2" (3.66m x 3.10m) Large archway leading to Kitchen:

Kitchen 16' 8" x 8' 1" (5.08m x 2.46m) Fitted wall and base units with tiled splashbacks, one and a half bowl stainless steel sink with mixer tap, plumbed for dishwasher and washing machine, cooker, extractor, wall mounted Valliant boiler, window to rear, door to garden.

Tiled Wet Room 7' 0" x 5' 10" (2.13m x 1.78m) Shower, wash hand basin, wc, window.

Stairs to First Floor Landing 11' 5" x 2' 8" (3.48m x 0.81m) Frosted side window.

Bedroom One (Front) 15' 1" x 10' 7" (4.60m x 3.23m) Radiator, laminate flooring, wardrobe, bay window.

Bedroom Two (Rear) 12' 2" x 10' 9" (3.71m x 3.28m) Radiator, oak flooring, double glazed window.

Bedroom Three (Front) 7' 6" x 7' 0" (2.29m x 2.13m) Laminate flooring, double glazed window.

Tiled Bathroom 6' 9" x 4' 6" (2.06m x 1.37m) Bath, wash hand basin, ladder radiator, frosted double glazed window to rear.

Separate WC WC, double glazed window.

Rear Garden (approx 90ft) Patio, Outhouse 13'2 x 10'6.

Front Garden Paved for Off Street Parking for 2/3 vehicles.

Additional Information Council Tax Band E, £2375 London Borough of Barnet.

Boadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

Satellite / Fibre TV Availability: BT Sky, Virgin.

DISCLAIMER Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

