



Connells

Park Avenue
RUSHDEN



Property Description

This three bedroom home has been greatly improved by the current owner to include, but not limited to, refitted kitchen, bathroom & ensuite. The property benefits from two reception rooms, wooden cabin to rear, larger than average single garage with utility room as well as driveway!

It has further smart home connectivity for the central heating and the front and rear door locks providing seamless access to the property without the need for bulky thermostats and keys!

Entrance Hall

Double glazed door to front elevation & double glazed window to side elevation.

Lounge

12' 11" Max x 12' 5" To Bay (3.94m Max x 3.78m To Bay)

Double glazed bay window to front elevation, wood burning stove with feature surround & radiator.

Dining Room

11' 5" x 11' 4" Max (3.48m x 3.45m Max)
Double glazed patio doors opening on to rear garden.

Kitchen

17' 7" x 7' 10" Max (5.36m x 2.39m Max)

Double glazed French door opening on to rear garden & two double glazed windows to side elevation. Refitted kitchen with a range of wall & base units with work surfaces over & stainless steel sink drainer. Integrated Neff double oven, microwave & hob with cooker hood over. Miele dishwasher. Wine cooler.

First Floor Landing

Double glazed window to side elevation & loft access.

Bedroom One

12' 5" To Bay x 9' 7" Min (3.78m To Bay x 2.92m Min)

Double glazed bay window to front elevation & radiator.

En-Suite

Shower cubicle, low level wc & wash hand basin with tiling to water sensitive areas & heated towel radiator.

Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m)

Double glazed window to rear elevation & radiator.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m)

Double glazed window to rear elevation & radiator.

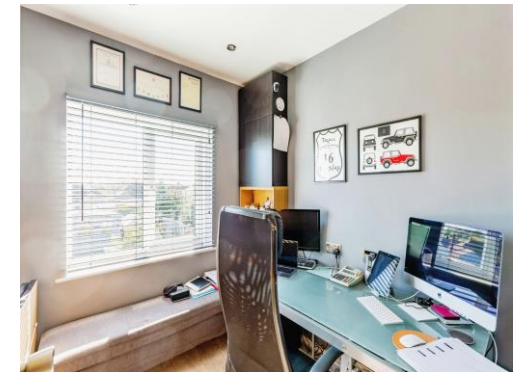
Bathroom

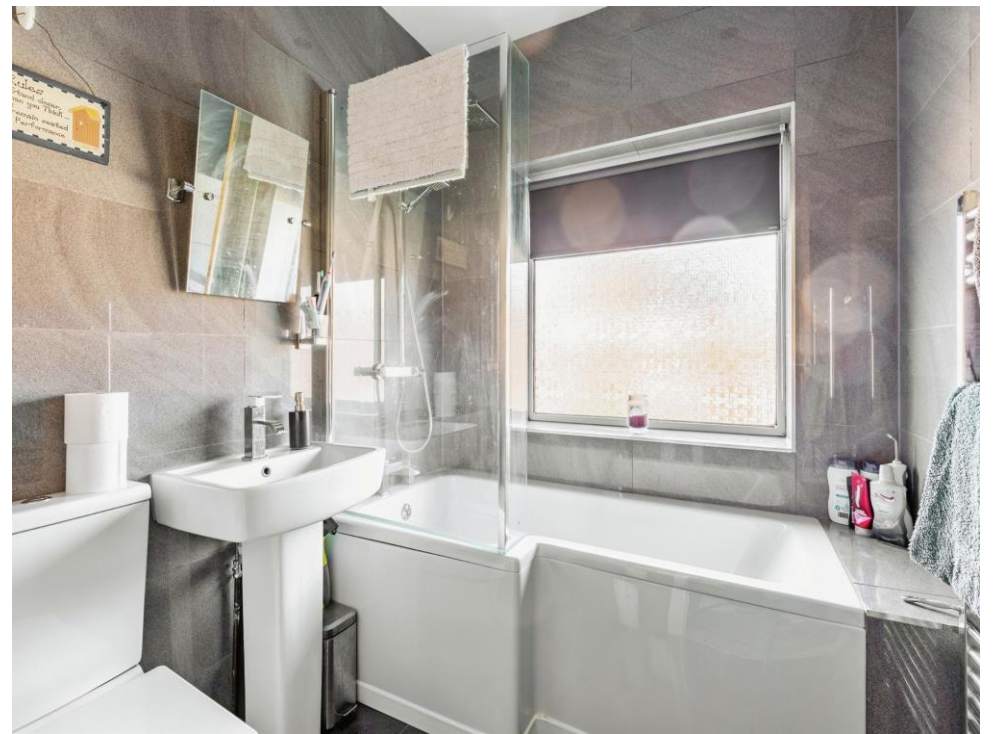
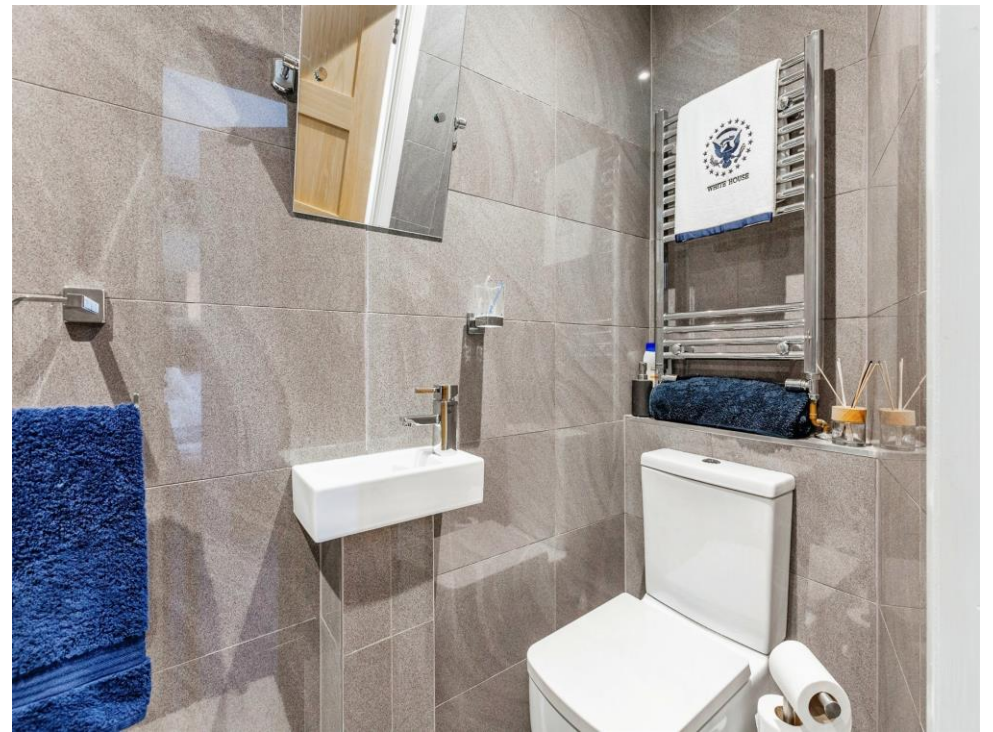
Double glazed window to front elevation. P shaped bath, low level wc & wash hand basin with tiling to water sensitive areas & heated towel radiator.

Detached Wood Cabin

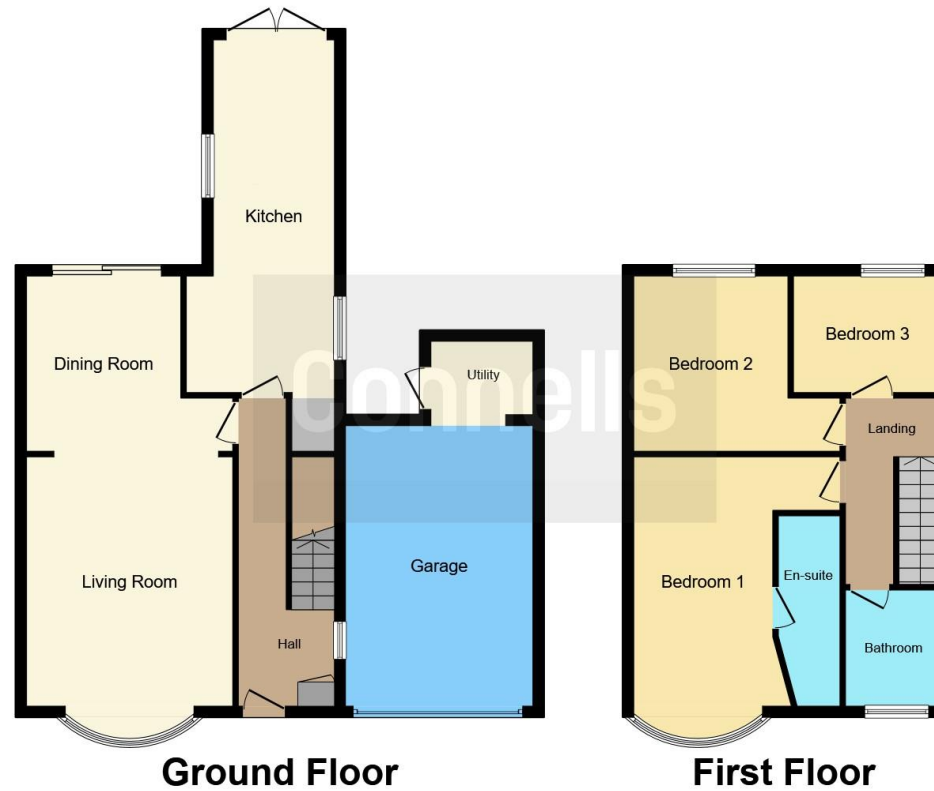
15' 8" x 11' 5" (4.78m x 3.48m)

This versatile outbuilding is currently used as a gym/recreation area & benefits from heat & light & is fully insulated & as such lends itself to a number of uses including home office if required.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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