



Connells

St. Marys Avenue  
RUSHDEN





### Property Description

\*This three bedroom detached home comes complete with a one bedroom annexe benefiting from it's own entrance. With modern kitchen, bathroom and annexe shower room as well as garage, driveway and generous rear garden there's a lot to like with this property, call CONNELLS today to arrange a viewing.\*

### Entrance Hall

Double glazed door to front elevation and radiator.

### Lounge

Double glazed window to rear elevation and radiator.

### Dining Room

Double glazed windows to front and side elevations, log burner and radiator.

### Kitchen

Double glazed door and window to side elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer. Integrated electric oven and hob, dishwasher, fridge freezer and washing machine.



## First Floor Landing

Double glazed windows to front and side elevations, loft access and radiator.

## Bedroom One

Double glazed window to front elevation and radiator.

## Bedroom Two

Double glazed window to rear elevation and radiator.

## Bedroom Three

Double glazed window to rear elevation and radiator.

## Bathroom

Double glazed window to side elevation. Bath with shower over, low level wc and double vanity wash hand basin. Storage cupboard and ladder style radiator.

## Annexe

## Entrance Hall

Double glazed door to side elevation.

## Kitchen/Living Room

Double glazed window to rear elevation. Fitted with a range of wall and base units with tiling to water sensitive areas, electric oven and hob and radiator.

## Bedroom

Double glazed window to rear elevation and radiator.

## Shower Room

Double glazed window to side elevation. Shower, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.



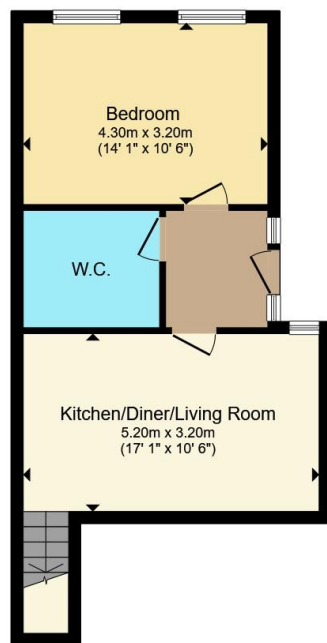




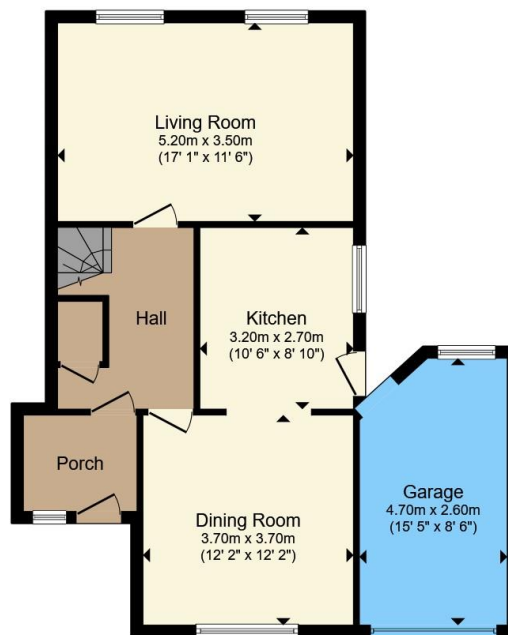




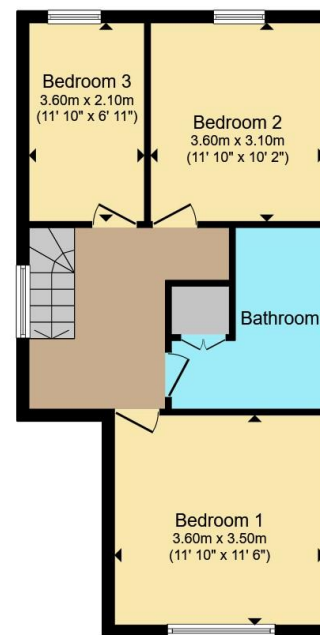




**Annexe**



**Ground Floor**



**First Floor**

Total floor area 156.0 m<sup>2</sup> (1,679 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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66 High Street  
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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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