



Hayden Avenue, Finedon NN9 5ET

welcome to

Hayden Avenue, Finedon

This Three bedroom Semi Detached home situated in Finedon offers a driveway providing off road parking and garage. Property comprises; entrance hall, study, lounge, dining room, kitchen and utility. The first floor has Three bedrooms and the family bathroom. The rear garden has lawn and patio.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, telephone point, radiator and doors to all rooms.

Study

6' 8" x 6' 9" (2.03m x 2.06m)

Double glazed window to the side aspect, radiator and under stairs storage cupboard.

Lounge

13' 11" into bay x 11' 10" (4.24m into bay x 3.61m)

Double glazed bay window to the front aspect, fireplace with log burner, radiator and television point.

Dining Room

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed French doors to the rear aspect, storage cupboard and radiator.

Kitchen

16' x 14' 1" (4.88m x 4.29m)

Extended fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl ceramic sink, splash backs, electric oven and gas hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, double glazed window to the rear aspect, three double glazed sky light windows, spotlights and radiator.

Utility Room

7' 5" max x 5' 6" (2.26m max x 1.68m)

Base units with work surfaces over, a stainless steel sink and drainer, water softener, splash backs, plumbing for washing machine, radiator, central heating boiler and double glazed door to the side aspect.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, access to loft space via loft ladder, loft is boarded with power and light, doors to the bedrooms and bathroom.

Bedroom One

14' 11" into bay x 11' (4.55m into bay x 3.35m)

Double glazed bay window to the front aspect and radiator.

Bedroom Two

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to the front aspect, radiator, fitted wardrobe, over head cupboards, built in single bed with cupboard space and drawers underneath and desk space.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, corner shower cubicle, bath, extractor fan, under floor heating, full tiling, spot lights and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Laid with lawn, patio providing a seating area, bespoke wooden shed, two water taps, two power sockets and side access.

Garage

Large fully insulated garage with boarded ceiling, all walls and ceiling painted white, hard plastic flooring throughout, fitted cupboards to the rear, side access door to the garden, outside lights to the front and side. Roller door with electric fob.



view this property online williamhbrown.co.uk/Property/RSD109252



welcome to

Hayden Avenue, Finedon

- SEMI DETACHED
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- DRIVE PROVIDING OFF ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

£330,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109252



Property Ref:
RSD109252 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01933 410717



rushden@williamhbrown.co.uk



52 High Street, RUSHDEN, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk