



**Connells**

St. Marys Avenue  
RUSHDEN



### Property Description

\*\*\*This three bedroom detached home had a new roof in 2025 and comes complete with a one bedroom annexe benefiting from its 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. \*\*\*

### Entrance Hall

Double glazed door to front elevation, stairs to annexe and radiator.

### Lounge

Double glazed window to rear elevation, log burner and radiator.

### Dining Room

Double glazed windows to front and side elevations, fireplace, 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.

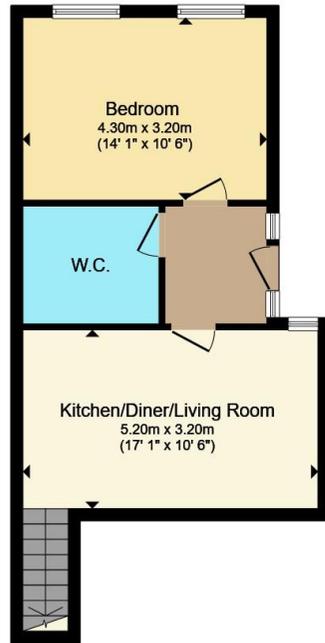
### Shower Room

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

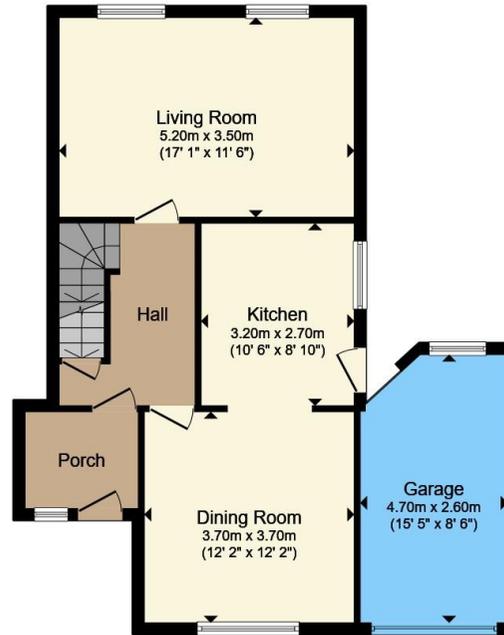




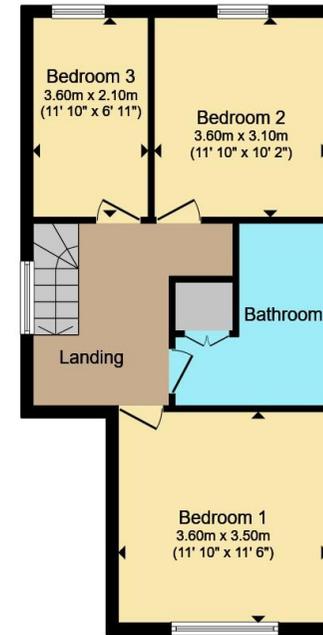




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 156.2 m<sup>2</sup> (1,681 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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