



124 Hall Avenue
Rushden, NN10 9EU



Simpson & Weekley

****EXTENDED TO REAR**** Simpson and Weekley are delighted to bring to the market this beautifully presented two-bedroom bungalow, occupying a generous plot on the highly sought-after Hall Avenue. The property has been thoughtfully improved and enhanced throughout by the current owners, creating a stylish home that is ready for a new owner to move straight into.

The accommodation is arranged over a single level and briefly comprises a porch leading into the entrance hall, a bay-fronted living room, two well-proportioned bedrooms, a re-fitted shower room, and an impressive extended kitchen/dining room. This fantastic space benefits from tri-folding doors opening onto the rear garden, creating a wonderful indoor-outdoor feel.

The rear garden measures approximately 70ft in length and enjoys a variety of areas, including lawned sections, a patio ideal for outdoor seating and entertaining, and a vegetable patch. To the front of the property is a walled garden and a driveway providing off-road parking.

Hall Avenue is a well-regarded residential location on the outskirts of the much-loved Hall Park, offering picturesque walks and play areas. A range of everyday amenities can be found in the nearby town centre, approximately a 10-minute walk away, while the popular Rushden Lakes Shopping and Leisure Centre is just a short drive. For commuters, the A6 and A45 are both easily accessible.

EPC Ordered, Council Tax Band B

£280,000



2



1



2



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan (2020)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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