



Rushgrove Avenue, Colindale, NW9

Offers Over: £575,000

 Benham
& Reeves

Rushgrove Avenue, Colindale, NW9

 3 Bedroom (s)  1 Bathroom (s)  Freehold

Located on one of Colindale's most sought after roads adjacent to the serene Rushgrove Park is this well presented semi detached home. The first floor comprises of a closed off kitchen offering enough room for appliances and dining table, a bright and airy reception room which enjoys east and western views. The first floor has three well sized bedrooms with bedroom one and two enjoying enough room for wardrobes/storage, a family bathroom and separate W/C. Externally, the property offers off street parking, garage and west facing garden. Further benefits include the potential to extend STPP, gas central heating, double glazing throughout and no onward chain.

Rushgrove Avenue is well positioned with Colindale tube station, restaurants and supermarkets, including Bang Bang Oriental Food Hall all within easy reach. The M1, A1 and M25 are also very accessible and a bus stop a short walk to Colindeep Lane. This delightful home is ideal for a growing family with fantastic schools locally including Colindale Primary school, Oliver Goldsmith Primary School, Hyde School and the highly desirable North London Grammar School is located at the bottom of the road on Colindeep Lane.





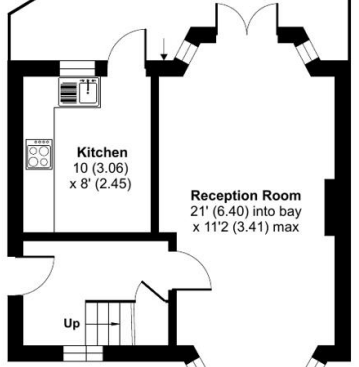
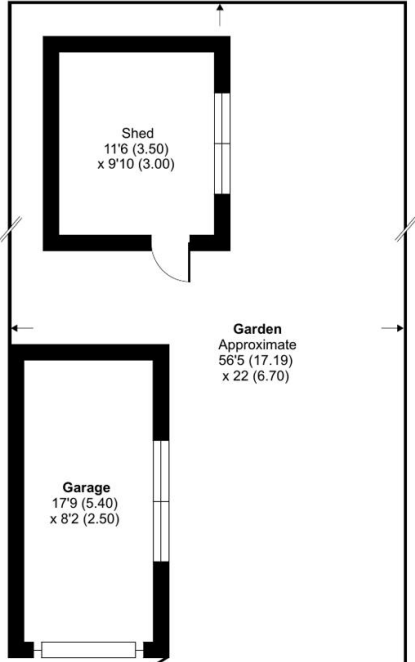
Property Features:

- Three Bedroom Family Home
- Chain Free
- Freehold
- Semi Detached
- Off Street Parking
- Garage
- West Facing Garden
- Potential To Extend STPP

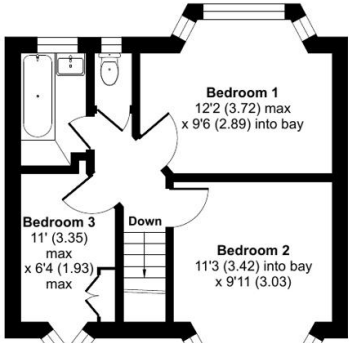


Rushgrove Avenue, London, NW9

Approximate Area = 734 sq ft / 68.1 sq m
 Garage = 145 sq ft / 13.4 sq m
 Outbuilding = 113 sq ft / 10.4 sq m
 Total = 992 sq ft / 92.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over: £575,000

Tenure: Freehold

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

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