



Rowen Avenue, Colindale, NW9

Offers in excess of: £700,000

Benham
& Reeves

Rowen Avenue, Colindale, NW9

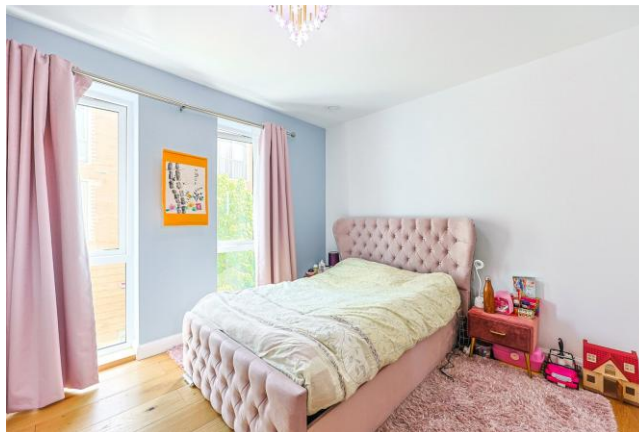
 4 Bedroom (s)  3 Bathroom (s)  Freehold

REF#: CHD250020

Chain Free Located on the borders of Colindale and Mill Hill is this four bedroom end of terrace townhouse. This 1403 square foot family home is built up of three floors with the ground floor comprising of a welcoming entrance hall, a study room (fourth bedroom), a guest WC and a dual-aspect kitchen/diner with French doors through to the garden where you'll find a lawn and decking area. On the first floor you have a stylish living area with a Juliet balcony alongside a double bedroom and family bathroom. The second floor has two double bedrooms with their own en-suites. Further benefits of this home include smart heating, a private driveway with parking for two cars & additional on street parking, alarm & CCTV.

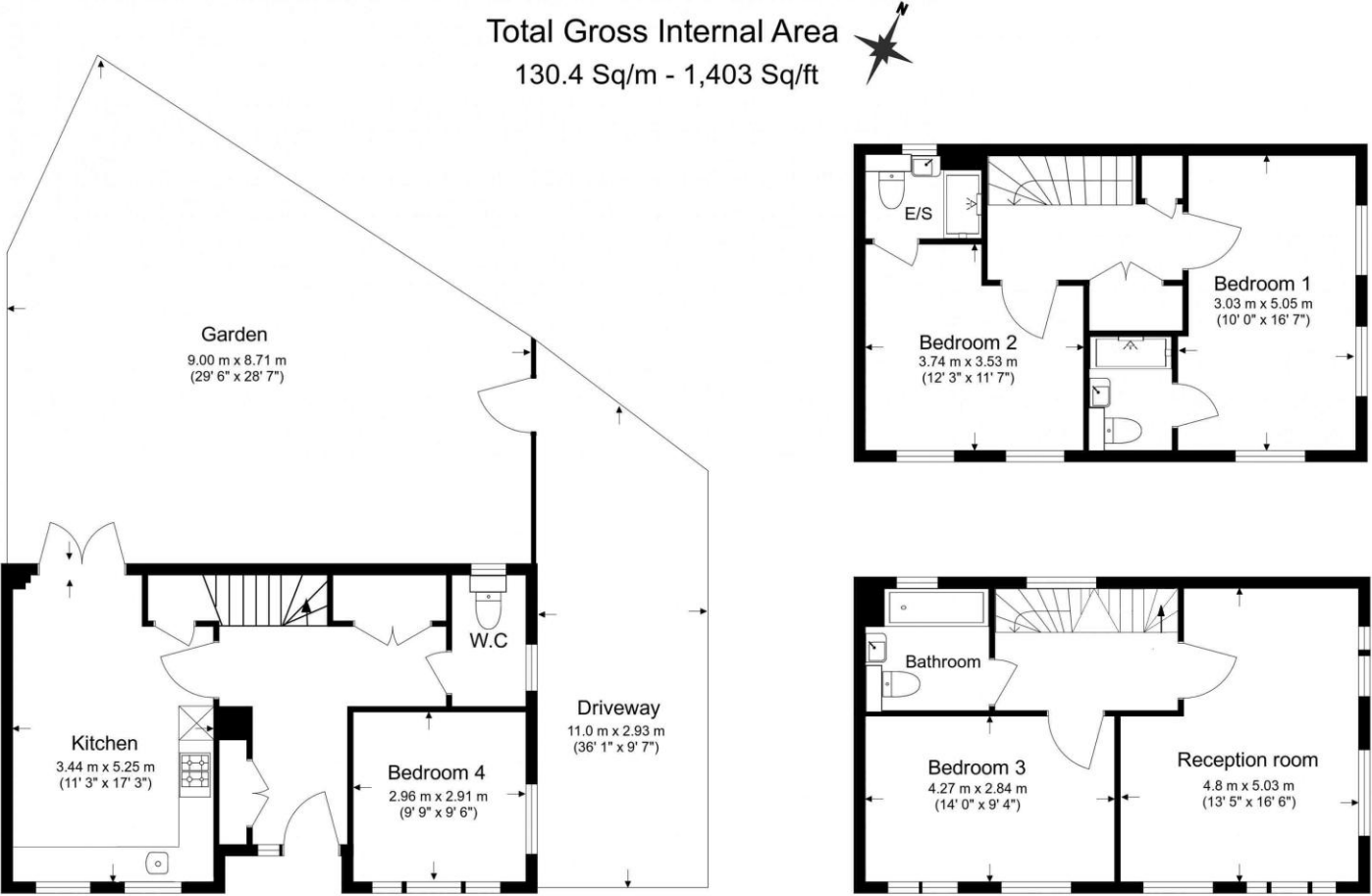
This property is ideally situated just moments from Colindale Tube Station and Mill Hill Broadway Train Station, with convenient access to a range of shopping and leisure facilities. It also falls within the catchment area of the highly regarded 'Outstanding'-rated Orion Primary School.





Property Features:

- Freehold
- Four Bedroom Town House
- End Of Terrace
- Three Bathrooms
- 29ft Family Garden
- Off Street Parking For Two Cars
- 1403 Square Feet (Approx.)
- Colindale Tube Station & Mill Hill Broadway Train Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

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Tenure: Freehold

Estate Charge: £174.88 (per annum)
For the year of 2025

Viewings:

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

Our reference: CHD250020

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com

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