



## Highbury Avenue

£475,000

*This delightful three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a modern open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The design creates a warm and inviting atmosphere, allowing for seamless interaction between the kitchen and dining spaces.*

*In addition to the spacious living areas, the house features a convenient downstairs cloakroom, adding to the practicality of the home. The three well-proportioned bedrooms offer ample space for relaxation and personalisation, making it an ideal setting for both restful nights and productive days.*

*Given its appealing features and desirable location, early inspection is highly recommended to fully appreciate what this property has to offer. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this semi-detached house on Highbury Avenue is certainly worth considering.*

Council tax band D  
EPC rating TBC

# Highbury Avenue

**Reception/Kitchen 23'3" x 21'7" (7.10 x 6.60)**



**Bedroom 1 13'5" x 10'9" (4.10 x 3.30)**



**Reception additional aspect**

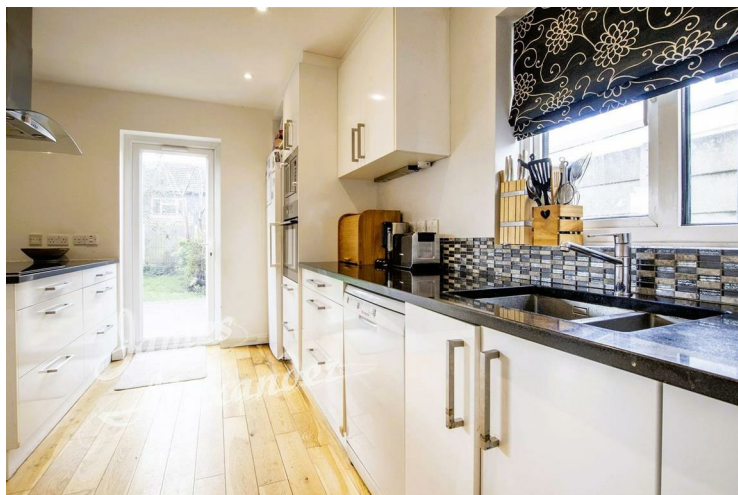


**Bedroom 2 10'5" x 10'2" (3.20 x 3.10)**



**Kitchen**

**Kitchen additional aspect**



**Bedroom 3 10'9" x 9'6" (3.30 x 2.90)**

**Bathroom 10'2" x 6'6" (3.10 x 2.00)**

**Garden 39'4" x 31'5" (12 x 9.60)**



**Utility/WC 7'2" x 6'6" (2.20 x 2.00)**

## *Highbury Avenue*

### Back of elevation



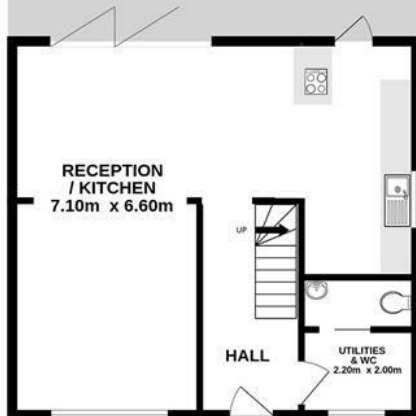
### Buyers Guide



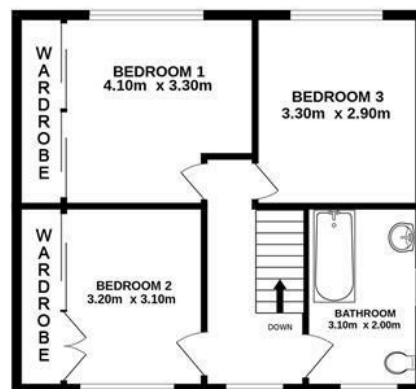
**GARDEN**  
(approx)  
12m x 9.6m



**GROUND FLOOR**  
508 sq.ft. (47.2 sq.m.) approx.



**1ST FLOOR**  
508 sq.ft. (47.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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.  
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## Energy Efficiency Rating

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

