



**Highgate Grove, Queensbury,**

**£235,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\*  
\*\* CUL-DE-SAC LOCATION \*\* GARDENS & PARKING \*\* VIEWS TO REAR \*\***

Boasting far reaching views to the rear, is this three bedroom semi detached property. Situated in this popular and quiet cul-de-sac location, the property would appeal to a number of buyers.

Benefiting from a GCH, DG and a conservatory to the rear.

The accommodation briefly comprises of an hallway, lounge, dining room, conservatory, three first floor bedrooms and a house bathroom.

To the outside there is a garden to front and rear with a driveway providing off street parking.



### Hallway

Understairs storage and radiator.

### Lounge

16'9" x 12'0" (5.11m" x 3.66m")

Feature fireplace surround, radiator and bay window.

### Dining Room

12'0" x 10'5" (3.66m" x 3.18m")

Radiator and french door leading to rear.

### Kitchen

7'5" x 11'2" (2.26m" x 3.40m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

### Conservatory

8'0" x 9'4" (2.44m" x 2.84m")

Radiator and french door leading to rear.

### First Floor Landing

### Bedroom One

18'2" x 10'5" (5.54m" x 3.18m")

Built in wardrobes and radiator.

### Bedroom Two

11'9" x 10'7" (3.58m" x 3.23m")

Built in wardrobes and radiator.

### Bedroom Three

7'8" x 9'0" (2.34m" x 2.74m")

Radiator.

### Bathroom

Four piece suite comprising panel bath, shower cubicle, low flush wc, pedestal wash basin and heated towel rail.

### Exterior

To the outside there is a garden to front and rear with a driveway providing off street parking.

### Council Tax Band

C

### Tenure

FREEHOLD.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |           |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |
|---------------------------------------------|-----------|--|-----------------------------------------------------------------|-----------|--|
| Current                                     | Potential |  | Current                                                         | Potential |  |
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| (92 plus) A                                 |           |  | (92 plus) A                                                     |           |  |
| (81-91) B                                   |           |  | (81-91) B                                                       |           |  |
| (69-80) C                                   |           |  | (69-80) C                                                       |           |  |
| (55-68) D                                   |           |  | (55-68) D                                                       |           |  |
| (39-54) E                                   |           |  | (39-54) E                                                       |           |  |
| (21-38) F                                   |           |  | (21-38) F                                                       |           |  |
| (1-20) G                                    |           |  | (1-20) G                                                        |           |  |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| England & Wales                             |           |  | England & Wales                                                 |           |  |
| EU Directive 2002/91/EC                     |           |  | EU Directive 2002/91/EC                                         |           |  |

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