Sugdens
Sales & Lettings

# Highgate Grove, Queensbury,

## £235,000

* * SEMI DETACHED * * THREE BEDROOMS * * TWO REPCETION 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.

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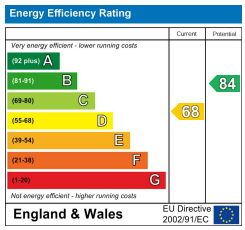


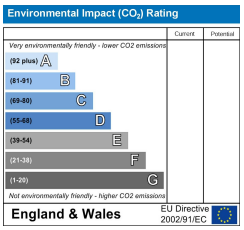


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