



CONNAUGHT GARDENS, N13
£675,000 FREEHOLD

A LIGHT AND SPACIOUS FAMILY HOME LOCATED WITHIN EASY REACH OF HAZELWOOD PRIMARY SCHOOL AND PLAYING FIELDS.

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DESCRIPTION:

A stunning three bedroom semi-detached house backing onto a recreation ground and located within easy reach of the popular Hazelwood Primary school. The property has been extended at the rear and provides just under 1290 Sq.ft of spacious living accommodation.

The ground floor features an impressive 30'8 long interlinking reception room and dining room with high ceilings and lovely oak wood flooring. The kitchen is modern and has a door at one end leading into a utility room. The space has the potential to be reconfigured to create an open-plan kitchen/diner. The ground floor also benefits from a large entrance hall with striking tessellated tiled flooring. Moving upstairs, you will find three generously sized bedrooms and a fully tiled family bathroom.

Externally the property enjoys a beautifully maintained rear garden extending 68'4 in length and backing onto Hazelwood Recreation ground. A wide patio and a sundeck are ideal for relaxing and entertaining during the summer months. At the front of the house is a paved driveway and a footpath providing side access.

AT A GLANCE:

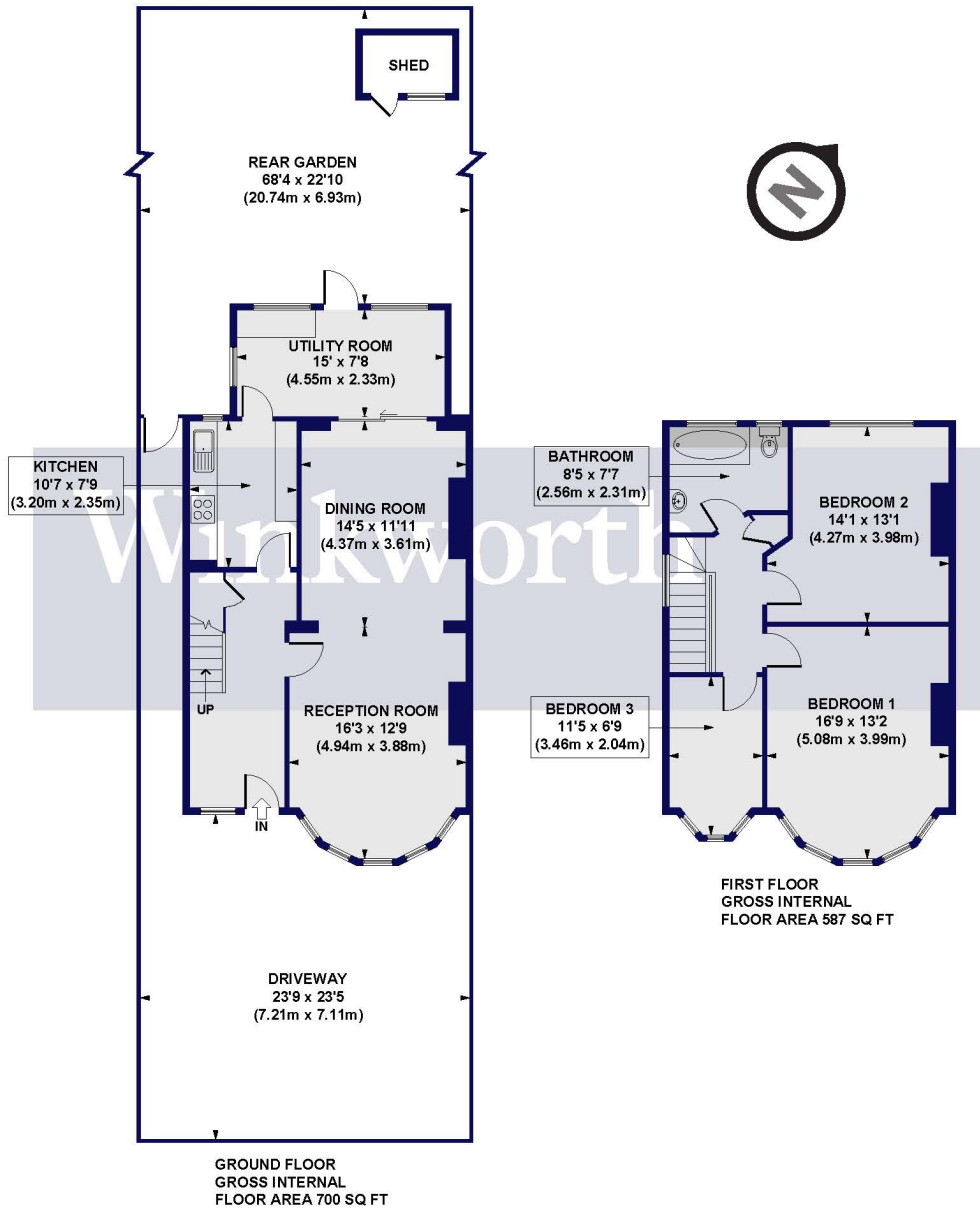
- Spacious Semi-Detached House
- Easy Reach of Hazelwood Primary School and Transport Links
- High Ceilings and Bay Windows
- Impressive Reception Room/Dining Room
- Three Generously Sized Bedrooms
- Modern Kitchen and Bathroom
- Utility Room
- Beautiful Rear Garden Backing onto a Recreation Ground
- Driveway





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Approx. Gross Internal Floor Area 1287 sq. ft / 119.60 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	50
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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