







34 St. Marys Avenue, Rushden NN10 9EP
£350,000

Wow!! are you looking for something unique? are you looking for a large garden? vegetable garden or a large children's play area? a property with versatile accommodation?. If so then you need to view this three/four bedroom detached house that offers so much. The property boasts many quality features, too many to list but includes a luxury bathroom, double glazing, gas central heating, many stripped and varnished wooden floors and is very well presented throughout. The accommodation offers a porch, large reception hall with open tread staircase to the first floor, a good size lounge that offers wonderful views over the garden, a separate dining room/bedroom four, kitchen, wc, landing, three good size bedrooms, luxurious bathroom plus a separate shower room, driveway and a garage. The most unique feature of this property has to be the garden. It is accessed from a raised patio via steps that lead to an Oriental themed landscaped area that features a running stream through mature borders with specimen shrubs and trees which is truly delightful. There is useful storage under the raised patio. The bottom half of the garden is set out for an allotment style substantial vegetable plot/cottage garden with greenhouse but this area could be transformed into whatever is required such as laid to lawn, landscaping, or the location for a home office/workshop/log cabin etc. The whole garden is totally private and not overlooked.
Located just a 150 yards from the 34 acres of Hall Park that provides a wonderful community open space that includes two dedicated dog walking fields. Rushden Lakes shopping centre is a few drive as is the A6 and A45
This property and its gardens must be viewed to be fully appreciated.
Agents note:- the rear garden is accessed down via a flight of 8 steps from the patio and therefore may not be suitable for those with mobility issues or very young children. It would be sensible to check with the agents first should you want further clarification

Tenure: Freehold
Energy Rating: D
Council Tax Band: D

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GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
605 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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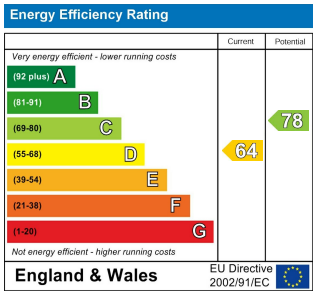
- Very Large Mature Landscaped Rear Garden
- Three/Four Bedrooms
- Luxury Bathroom And Seperate Shower Room
- Many quality features
- Elevated Plot With Super Garden Views
- Gas Central Heating And Double Glazed
- Wonderful Condition
- Versatile Accomodation
- Garage











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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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