

Rushgrove Avenue, Colindale, NW9

Offers in excess of: £630,000

Benham & Reeves

Rushgrove Avenue, Colindale, NW9

3 Bedroom (s) 2 Bathroom (s) Freehold

A delightful three bedroom semi detached family home located on one of Colindale's most sought after roads adjacent to the serene Rushgrove Park. This immaculate home has been extended to the rear and boasts a tasteful custom designed kitchen with ample storage and access to the west facing private garden. The ground floor also consists of a bright and airy through lounge, three piece shower and understairs storage. The first floor consists of three well sized bedrooms offering ample room for wardrobes, and a stylish four piece bathroom suite. Further benefits of this exceptional home consist of a private driveway, potential to extend STPP, gas central heating and double glazing throughout.

Rushgrove Avenue is well positioned with Colindale tube station, restaurants and supermarkets, including Bang Bang Oriental Food Hall all within easy reach. The M1, A1 and M25 are also very accessible and a bus stop a short walk to Colindeep Lane. This delightful home is ideal for a growing family with fantastic schools locally including Colindale Primary school, Oliver Goldsmith Primary School, Hyde School and the highly desirable North London Grammar School is located at the bottom of the road on Colindeep Lane.







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Property Features:

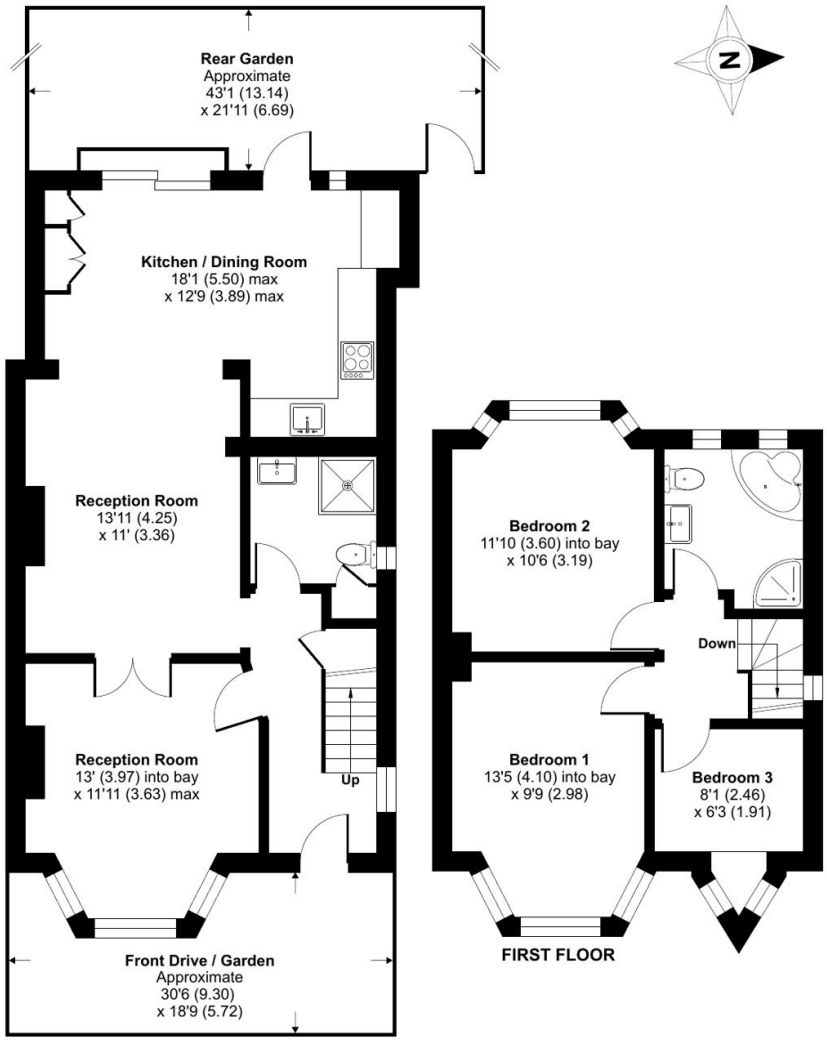
- Exceptional Three Bedroom Family Home
- Two Bathrooms
- Freehold
- Semi Detached
- Off Street Parking
- West Facing Garden
- Extended To The Rear With Further Potential STPP
- Adjacent To The Serene Rushgrove Park

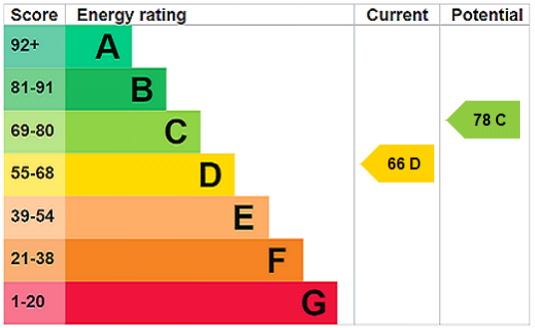
Rushgrove Avenue, Colindale, NW9

Rushgrove Avenue, Colindale, Barnet, NW9

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Benham & Reeves. REF: 1468528

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£630,000
Tenure:	Freehold

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

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