



36 Graham Hill Road, Towcester, Northamptonshire, NN12 7AB

HOWKINS &  
HARRISON

36 Graham Hill Road,  
Towcester,  
Northamptonshire, NN12 7AB

Guide Price: £495,000

A delightful, detached property occupying an enviable position in the sought after Shires area of Towcester. Built by David Wilson Homes, the property offers an en-suite master bedroom, three further bedrooms, sitting room, study and a kitchen/dining room and is presented in excellent condition throughout. The property further benefits from a conservatory, a landscaped garden and parking for two cars.

### Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms & family bathroom
- Sitting room and conservatory
- Study
- Kitchen/dining room & utility
- Cloakroom
- Landscaped garden
- Parking for two cars
- Energy rating D



## Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

Entrance hall, study, cloakroom, sitting room with French doors opening into the kitchen/dining room which benefits from a range of fitted units with integrated appliances and leads to the utility room. From the kitchen, a door opens into the conservatory, and there are patio doors leading from the dining area to the garden.

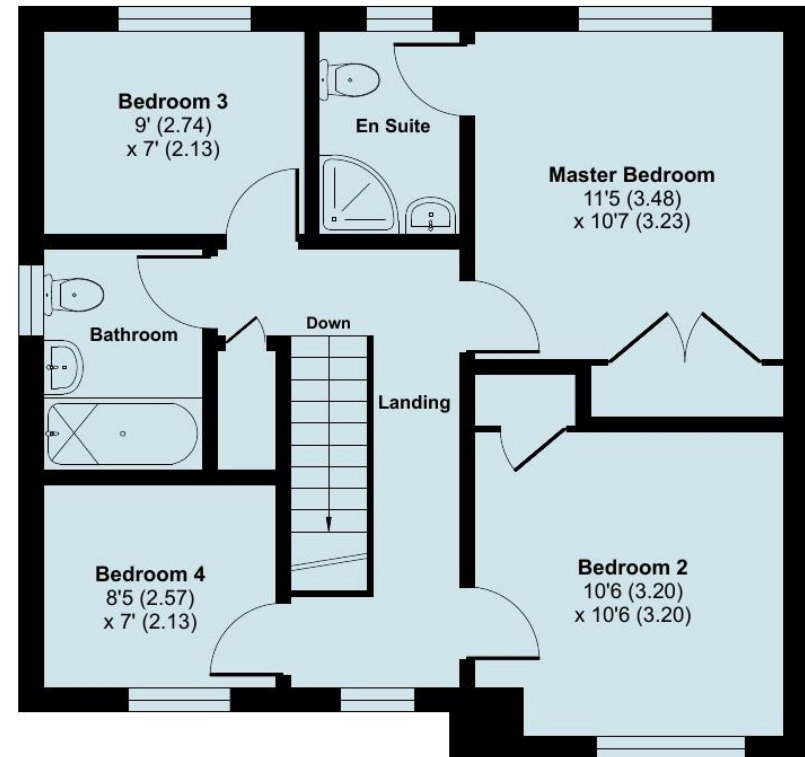
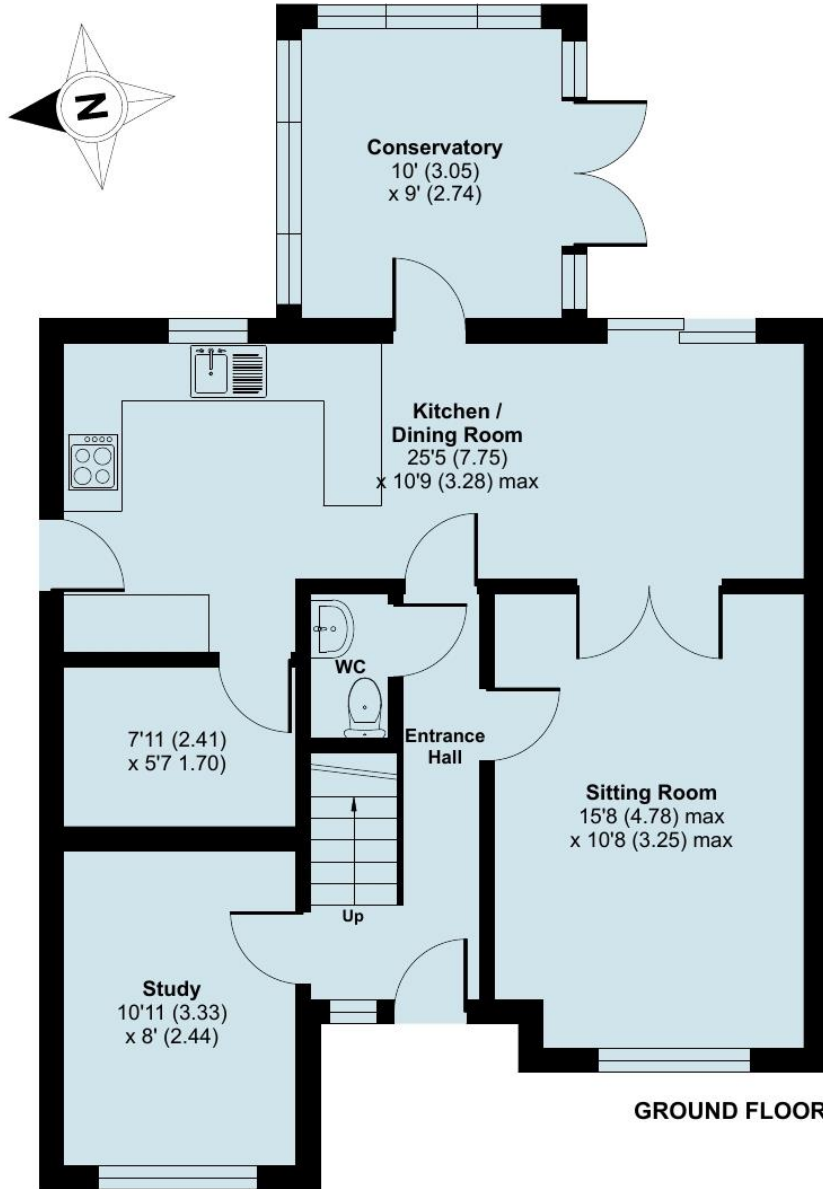
## First Floor

The master bedroom is en-suite with fitted wardrobes. There are three further bedrooms and a family bathroom.

# Graham Hill Road, Towcester, NN12

Approximate Area = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1108203



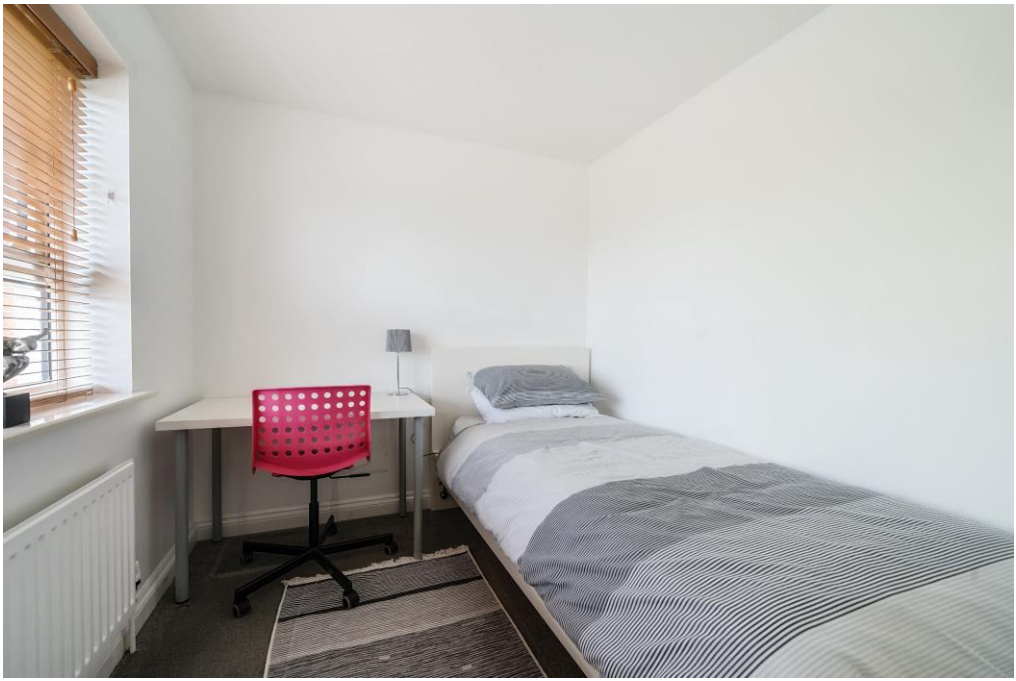
## Outside

The property sits back from the road and is approached by a tarmac drive offering parking for two cars. A courtesy gate leads to the rear garden and the remainder of the front garden is mostly laid to lawn with a mature border.



A delightful four bedroom detached property occupying an enviable position in the sought after Shires





## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

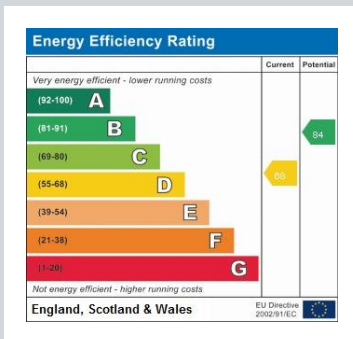
## Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - E



## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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