



18 Hazel Crescent, Towcester, Northamptonshire, NN12 6UQ

HOWKINS &  
HARRISON



# 18 Hazel Crescent, Towcester, Northamptonshire, NN12 6UQ

Guide Price: £500,000

A conveniently located detached family home offering spacious accommodation, within easy reach of the many amenities in Towcester. Recently extended, the property includes five bedrooms, two bathrooms, cloakroom, sitting room, kitchen/breakfast room, dining room and garden room. The property further benefits from a garage, landscaped rear garden and ample driveway parking.

## Features

- Conveniently situated within Towcester
- Detached family home
- Master bedroom en-suite
- Four further bedrooms
- Kitchen/breakfast room
- Sitting room, dining room and garden room
- Landscaped rear garden
- Single garage
- Ample driveway parking
- Energy Rating - E



## 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 Towcestrians 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 with cloakroom, spacious sitting room with a wood burner, kitchen/breakfast room with a range of fitted units and French doors leading to the garden, dining room and garden room, with bi-folding doors leading to the garden.

## First Floor

Master bedroom with en-suite, four further bedrooms and a family bathroom. Bedrooms two, three and four benefit from fitted wardrobes.











## Outside

The property is well situated within Towcester and includes driveway parking providing access to the single garage, with an electric car charging point and courtesy gate leading to the rear garden.

To the rear of the property, the low maintenance landscaped garden is enclosed on all sides, with artificial grass, a raised decked area and further block-paved seating area.



Detached family home offering spacious accommodation, further benefits from a garage, landscaped rear garden and ample driveway parking.







## Viewing Arrangements

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: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

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, and drainage services.

## Local Authority

West Northamptonshire Council  
The Forum, Moat Lane  
Towcester, NN12 6AD

## Council Tax Band – E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

## Howkins & Harrison

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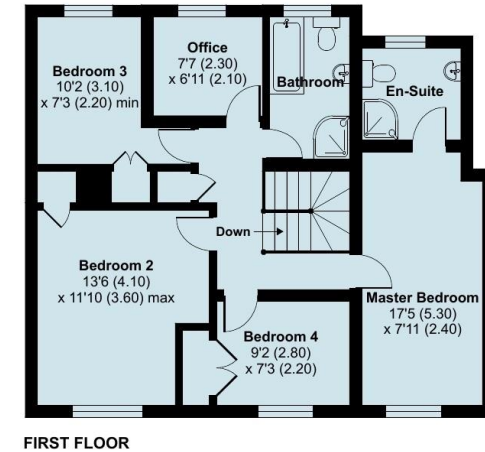
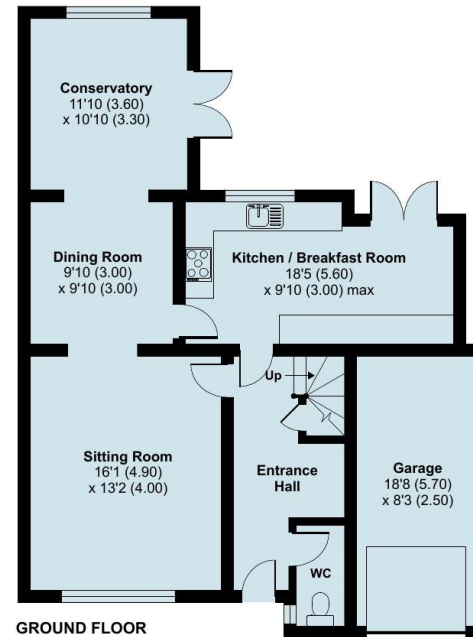
## Hazel Crescent, Towcester, NN12

Approximate Area = 1577 sq ft / 146.5 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1729 sq ft / 160.6 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). © n|checon 2024. Produced for Howkins & Harrison. REF: 1197469

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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