



39 Hillside Avenue, Silverstone, Northamptonshire, NN12 8UR

HOWKINS &
HARRISON

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Northamptonshire, NN12 8UR

Guide Price: £575,000

This deceptively spacious and well-presented detached property is set in a no-through road in the sought after village of Silverstone. Offering flexible family accommodation including four bedrooms (one with an en-suite), a sitting/dining room, conservatory, kitchen/breakfast room and a utility room, the property extends to some 2,089 sq.ft. and further benefits from a tandem double garage, an enclosed south easterly facing garden and ample driveway parking.

Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Sitting/dining room & conservatory
- Kitchen/breakfast room & utility room
- Enclosed garden
- Tandem double garage
- Driveway parking
- Energy rating C



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, but also a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 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 porch, entrance hall, cloakroom, double aspect sitting/dining room with an open fireplace and leading into the conservatory where doors open to the garden. The kitchen/breakfast room has a recently fitted kitchen with integrated appliances and breakfast bar and leads to the utility room where a door opens to the garden.

First Floor

The master bedroom is en-suite and there are three further bedrooms and a family bathroom. Bedroom three has patio doors that open out onto a balcony overlooking the rear garden.





Outside

The property is approached by a block paved driveway offering ample parking and leading to the garage and entrance porch. The remainder of the front is paved with a central raise flower bed. To the side of the property, a courtesy gate leads to the rear garden.

To the rear of the property is a large patio entertaining area. The remainder of the garden is mostly laid to lawn with mature flower beds, and a raised decked seating area, along with a useful garden shed.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





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.

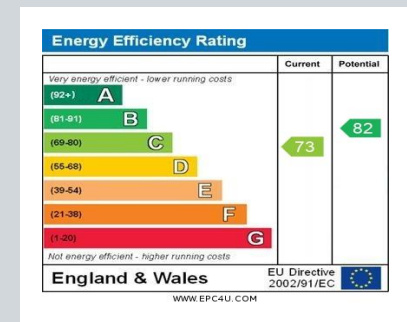
Services

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 services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.



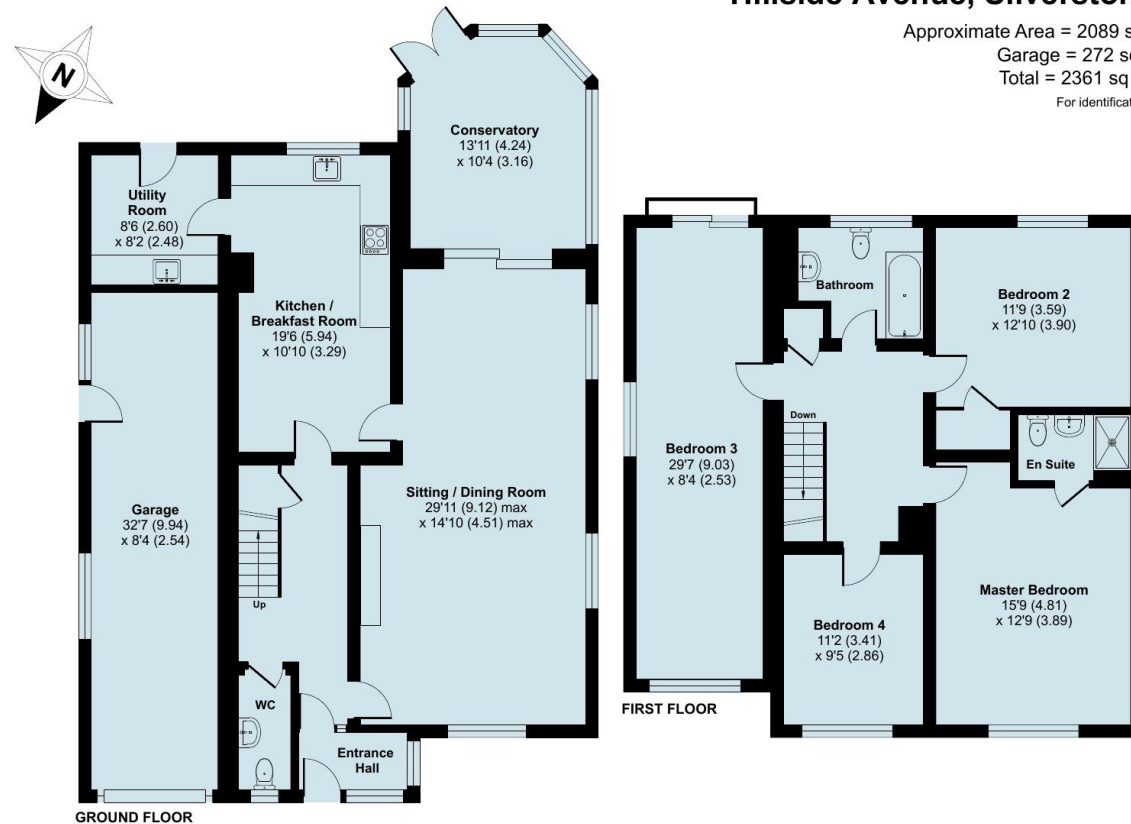
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Approximate Area = 2089 sq ft / 194 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 2361 sq ft / 219.2 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). © nichcom 2025. Produced for Howkins & Harrison. REF: 1271426

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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.