



69a Johnson Avenue, Brackley, Northamptonshire, NN13 6JE

HOWKINS &  
HARRISON

69a Johnson Avenue, Brackley,  
Northamptonshire, NN13 6JE

Guide Price: £275,000

A well located, two bedroom, end-of-terrace property, with a modest ground floor extension. The accommodation now comprises kitchen / dining room, ground floor cloakroom, generous sitting room with bi-fold doors, two first floor bedrooms and family bathroom. There is allocated driveway parking and an enclosed, South-Westerly facing rear garden.

#### Features

- End-of-terrace property
- Cul-de-sac location
- Two bedrooms
- Kitchen / Dining room
- Extended sitting room
- Bi-fold doors opening to garden
- Ground floor cloakroom / WC
- Family bathroom
- Allocated driveway parking
- South-westerly facing rear garden
- EPC Rating: B



## Location

Brackley is situated in the south west corner of Northamptonshire. It is bypassed by the A43 and sits about halfway between Oxford and Northampton. The town is approximately 15 minutes from junction 10 of the M40 and 25 minutes from junction 15a of the M1.

The market towns of Banbury, Bicester and Buckingham are no more than a 20 minute drive away and there is quick and easy access to London and Birmingham from stations at Banbury, Bicester and King's Sutton. Sporting activities in the area include golf at Whittlebury Hall, and motor racing at Silverstone.

The ancient market town of Brackley enjoys all the charm and appeal of the nearby Cotswolds. The sweeping High Street, 18th century town hall and piazza are the focal point for Brackley's many annual festivals, weekly market and monthly farmers' market.

## Agents Note

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



## Ground Floor

The front door opens straight into the kitchen / dining room, which is comprehensively fitted, beyond which is the extended sitting room with bi-fold doors opening into the garden. There is also a ground floor cloakroom / W.C.

## First Floor

There are two generous bedrooms and a family bathroom.

## Outside

There is allocated driveway parking, with gated access to the fully enclosed rear garden which enjoys a perfect South-Westerly aspect.

## 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

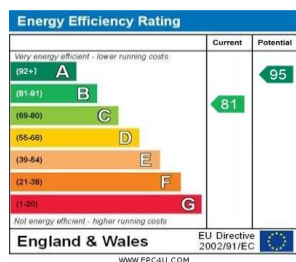
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

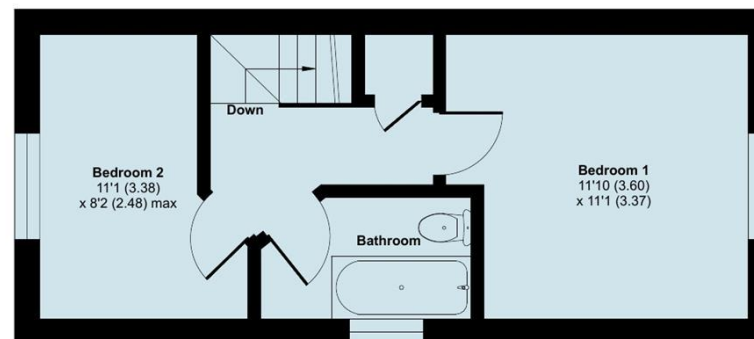
Council Tax Band – B



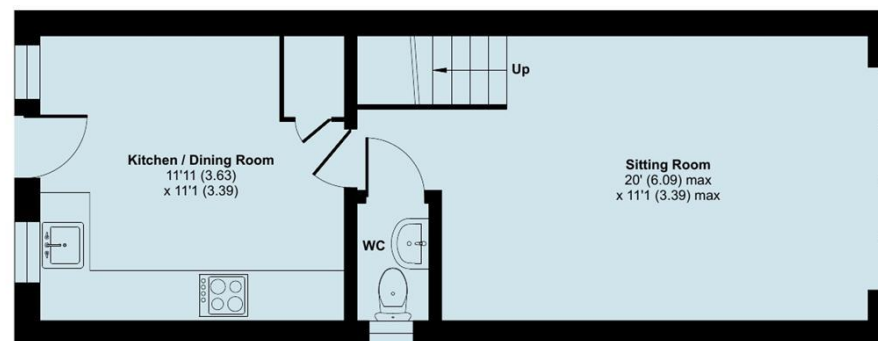
## Johnson Avenue, Brackley, NN13

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1374665

## Howkins & Harrison

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