

**HENDERSON  
CONNELLAN**

ESTATE AGENTS



**“Town House with Town  
Convenience”**





## “Town House with Town Convenience”

**Situated within close proximity to Rushden Town Centre, this three bedroom Town House offers a fantastic convenient location, a versatile layout and the opportunity to put your own stamp on the Property.**

### Property Highlights

- Located within close walking distance to the town centre, with the town amenities close-by. The A6 and A45 are within close driving distance and provide excellent travel links to Rushden Lakes, the A14 and M1. Wellingborough Train Station is accessible by car in under 15 minutes and provides a popular commuter rail link to London.
- Offering generous proportions, the Property has a versatile layout spread over three floors. There is scope to modernise the property to your own specification, but the property already benefits from modern uPVC double glazing and gas fired central heating.
- Entrance through the timber and glass panelled front door leads in the impressive Entrance Hall which is larger than you would expect with natural light flowing in from the front and rear elevations. There is an internal door into the single Garage, a glass and uPVC door to the rear Garden and stairs that flow up to the first floor accommodation.
- Ground floor Bedroom/Study, offering a versatile layout as could be used as a double bedroom, work from home space, additional reception room and much more. There are French doors that lead to the rear Garden and the Room is a great place to sit in the afternoon catching the evening sun.
- Ground floor WC featuring a low-level WC and a wall mounted wash hand basin.
- The stairs rise to the first floor Landing where you will find a useful storage cupboard, access to the first floor accommodation and further stairs to the top floor Landing which also boasts a generous storage cupboard and a light tunnel in the ceiling providing natural light.
- Generously sized Living/Dining Room with a fantastic window to the front elevation injecting an abundance of natural light into the room. There is ample space for living and dining furniture and a plug-in wall mounted electric fireplace.
- Well-proportioned Kitchen with two windows to the rear providing natural light and a lovely, elevated view of the local area. There are wall and floor mounted units topped with a roll top work surface, a stainless steel sink, space for appliances (not included), and an electric oven and gas hob with an extractor over.
- Three Bedrooms across the vast accommodation, with two Bedrooms on the Top Floor. The Principle Bedroom is a great double sized room. Bedroom Two which is a single room, and Bedroom Three is on the Ground Floor.
- Top Floor Bathroom incorporating a window to the rear elevation and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower screen and a thermostatic shower over.
- Integral single Garage with a remote operated electric roller door to the front. There is light, power and a Shower Room built into the Garage to provide shower facilities to the ground floor



Park Road,  
Rushden,  
NN10 0LH



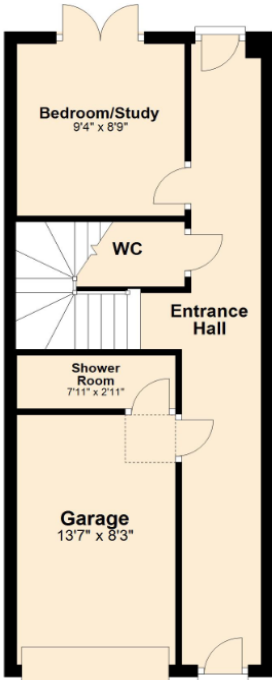
### Outside

The Property is sat back from the road with a neat frontage. There is a block paved driveway proving off road parking for one to two vehicles, a path that leads to the front door and small section of lawn with a planted border to front. The South-West facing rear Garden has been designed with low maintenance in mind and is perfectly positioned to catch the sun through the day and into the afternoon. There is a paved patio by the property ideal for entertaining, and a gravelled area surrounded by luscious well stocked planted borders.

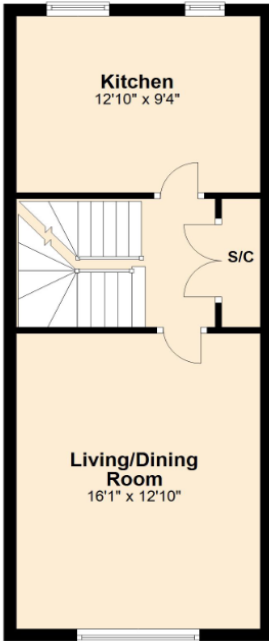


# Floorplan

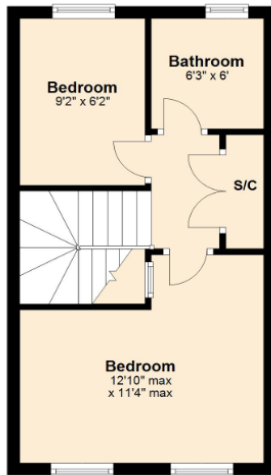
Ground Floor



First Floor



Top Floor



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