



# Church Way

Weston Favell Village, Northampton

oriordanbond  
SALES & LETTINGS





## Church Way

Weston Favell Village  
NN3 3BT

Guide Price  
£500,000

**O'Riordan Bond is thrilled to offer for sale this much extended semi-detached home located in the heart of this highly regarded and much sought after conservation village.**

The accommodation over three floors comprises entrance hall, cloakroom/WC, bay fronted sitting room with a log burner, lounge/family room, large open plan kitchen/dining area with pitched ceilings and skylights plus uPVC double doors and a further uPVC stable door onto the rear garden. The kitchen is fitted with ample units to base and wall level plus a range of integrated appliances. To the first floor are three bedrooms (including a small box/cot room) and a large four-piece bathroom. Stairs lead to the second floor double bedroom. Outside are landscaped and beautifully tended gardens to the front and rear plus a large split level composite decked area to the house. At the bottom of the garden is a large 25' x 20' detached garage/workshop with pitched roof plus mezzanine floor. Further benefits include double glazing and gas radiator heating. (A/1458/L)

- Extended three/four bedroom semi-detached home
- Two reception rooms
- Large open plan kitchen/dining area with skylights
- Gas radiator heating
- Landscaped and beautifully tended gardens
- Large detached garage/workshop

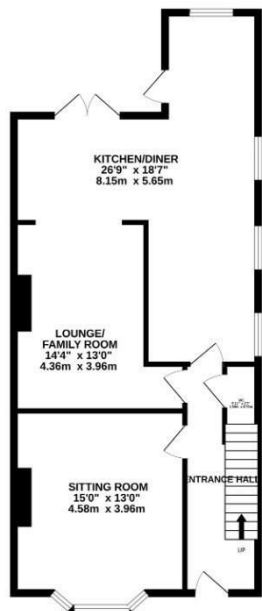








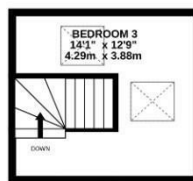
GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



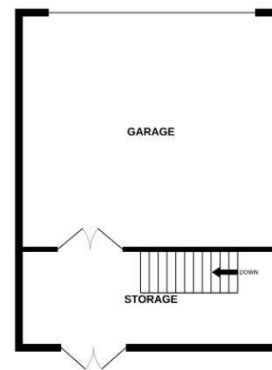
1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
179 sq.ft. (16.7 sq.m.) approx.



GARAGE  
510 sq.ft. (47.4 sq.m.) approx.



SQ FOOTAGE DOESN'T INCLUDE GARAGE

TOTAL FLOOR AREA: 1458sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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