



Rufford Avenue

Edgemont Grange, Northampton

oriordanbond
SALES & LETTINGS



Rufford Avenue

Edgemont Grange
NN3 3NY

Price
£450,000

A four bedroom detached family home situated in this sought after location, within popular Edgemont Grange, on the edge of Weston Favell Village, close to local amenities and good schooling to include Bridgewater Drive Primary.

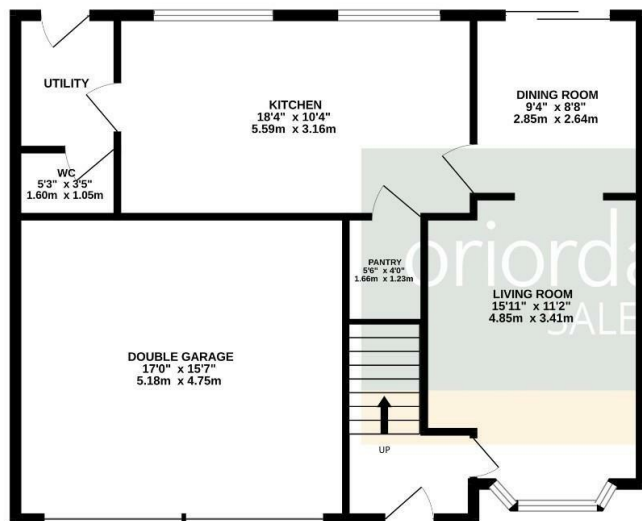
The accommodation comprises entrance hall, sitting room, dining room, kitchen with pantry, utility room and cloakroom/WC. To the first floor are four generous size bedrooms with en-suite bathroom to the master and a further three-piece family bathroom. Externally there is a front garden with double width driveway providing off road parking leading to a double garage and a larger than average enclosed rear garden with large patio for entertaining and secure side access. Further benefits include gas radiator heating, uPVC double glazing and no onward chain. (C/1347/L)

- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Enclosed rear garden
- Off road parking and double garage
- No onward chain

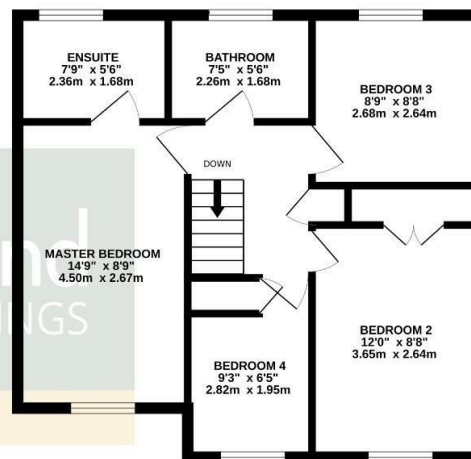




GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

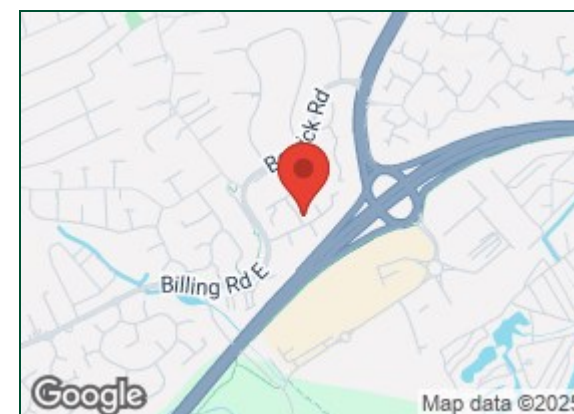


1ST FLOOR
520 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 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.
Made with Metropix ©2025.



Additional information

- Council Tax Band: E
- 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.

O'Riordan Bond Abington Vale Sales
01604 639007

abingtonvale@oriordanbond.co.uk

