



**Park House Park Avenue, KETTERING NN16 9RU**



**welcome to**

**Park House Park Avenue, KETTERING**

William H Brown are delighted to offer to the market this superb four bedroom detached family home. This charming property is situated on a corner plot and boasts double garage, gated private parking for multiple cars and a wraparound garden.



**Living Room**

Oak flooring, feature fireplace, windows to rear and side

**Kitchen/Diner**

tiled flooring, integrated appliances, electric oven with gas hob and kitchen hood, eye and base level units, UPVC window, french door

**Cloakroom**

WC, Sink

**Utility Room**

Tiled flooring, space for white goods, combi boiler

**Bedroom One**

Oak flooring, UPVC window

**En Suite**

Shower, Sink, WC

**Bedroom Two**

Oak flooring, UPVC double glazed window to front and rear aspects

**Bedroom Three**

Oak flooring, UPVC double glazed window

**Bedroom Four**

Oak flooring, UPVC double glazed window

**Bathroom**

Jacuzzi bath, shower cubicle, WC, sink



***view this property online*** [williamhbrown.co.uk/Property/KTG111540](http://williamhbrown.co.uk/Property/KTG111540)



**welcome to**

## **Park House Park Avenue, KETTERING**

- Detached
- Double Garage
- Carport
- Substantial plot
- En Suite

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£520,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KTG111540](http://williamhbrown.co.uk/Property/KTG111540)



Property Ref:  
KTG111540 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01536 518555**



[Kettering@williamhbrown.co.uk](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**