



113 Washbrook Road
Rushden, NN10 6UR



Simpson & Weekley

****MOVE STRAIGHT IN**** *****PARK VIEWS***** Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom bay fronted family home. Located in the heart of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. Beautifully presented throughout and offering generous living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen and modern family bathroom downstairs. The first floor boasts a large master bedroom, a second double bedroom, a single third bedroom and a separate WC. The home also benefits from gas central heating and double glazing throughout. Externally there is a beautiful rear garden with a raised decking seating area and backing onto open parkland. To the front of the home is a small walled courtyard garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band A, EPC Ordered.

£209,995



3



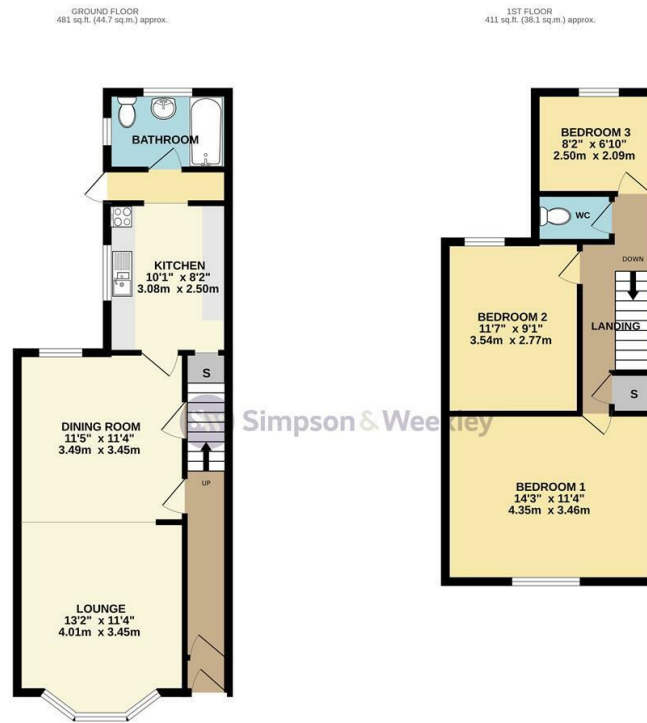
1



2

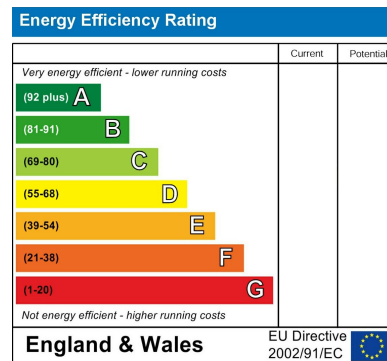


Simpson & Weekley



TOTAL FLOOR AREA: 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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 operation or efficiency can be given.
Made with Houspace (2025).



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW