



4 Higham Road  
Rushden, Northamptonshire NN10 6DZ



**Simpson & Weekley**

NEWLY CONVERTED! One of only three townhouses set within this prominent 1930's Art Deco building formally built as the Birch Bros Bus Depot and more recently occupied by Home Suite Home.

Located at the front of the original building, this three storey townhouse is finished to a high standard throughout and still retaining some original features. The large window across the front of the building stretching up from the ground to the first floor provide sweeping light into the building, a feature only enhanced by the stunning landing that overlooks the ground floor entrance giving a mezzanine floor feel and providing a perfect place to sit and read your favourite book. The ground floor living space mixes old and new with exposed feature brick pillars whilst the impressive fitted kitchen consists of solid wood work tops, integral appliances and Knurled Brass Ironmongery throughout . The first and second floor landings each provide access to a double bedroom and a high quality family bathroom fully wall and floor tiled, the double bedroom to the first floor boasts French doors to a roofed balcony and the second floor has a further double bedroom and a door out onto the spacious outdoor roof terrace. There is allocated parking with an option to purchase further parking and the property is located within easy access of parks, schools, the High Street and the popular Rushden Lakes retail and leisure complex.

For people looking to commute to work the nearby A6 and A45 provide access to Bedford or Wellingborough Train Stations respectively where direct trains can get you into London St Pancras within a 50 minute journey.

A unique opportunity to purchase a piece of the towns history and a brand new home with a 'wow' factor all in one.

EPC Rating Ordered. Council Tax Band, service charges and ground rent all to be confirmed. (Front image is a historical photo of the former bus station

£290,000



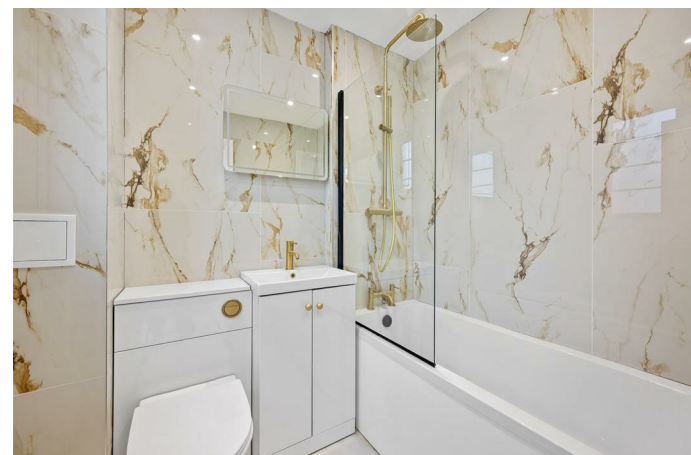
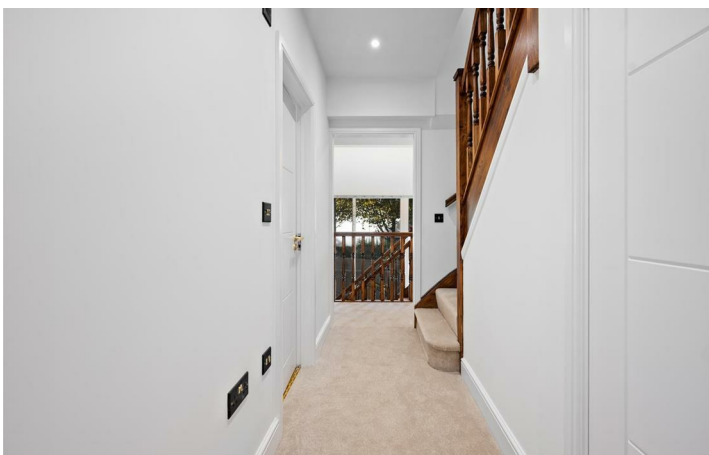
2



2



1



Simpson & Weekley

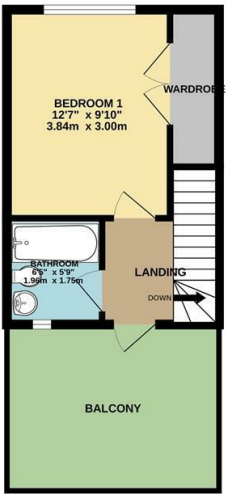
GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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