



# Stanford Way

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## Stanford Way

East Hunsbury  
NN4 0FQ

Guide Price  
£325,000

**A well presented three bedroom detached family home, situated on a corner plot, within a cul-de-sac, in the popular area of East Hunsbury. This property offers accommodation over two floors.**

Entrance hall, cloakroom/WC off, 15' sitting room, brick and uPVC conservatory with glass roof, re-fitted kitchen with appliances and a dining room. To the first floor are three bedrooms and a family bathroom. The master bedroom also provides an en-suite. Outside, to the front is a lawned garden with pathway and a driveway leading to a detached single garage. The rear garden is southerly facing and beautifully maintained with a lawn and planted borders, a side garden and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/844/L)

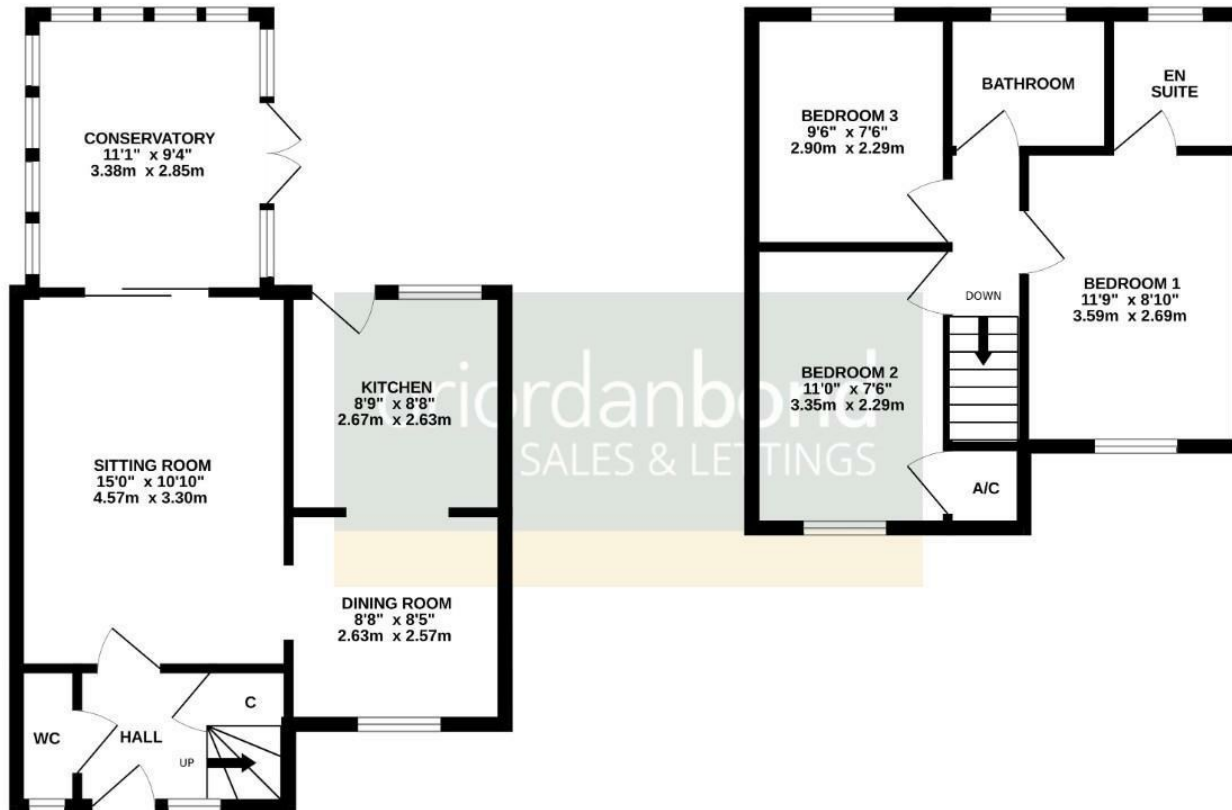
- Three bedroom detached home
- En-suite to master bedroom
- Re-fitted kitchen with appliances
- Conservatory with glass roof
- South facing rear garden
- Driveway and detached garage





GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 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: C
- Energy Efficiency Rating: C

#### 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 Hunsbury Sales**

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