



# Oakwood Road

Abington, Northampton

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SALES & LETTINGS



## Oakwood Road

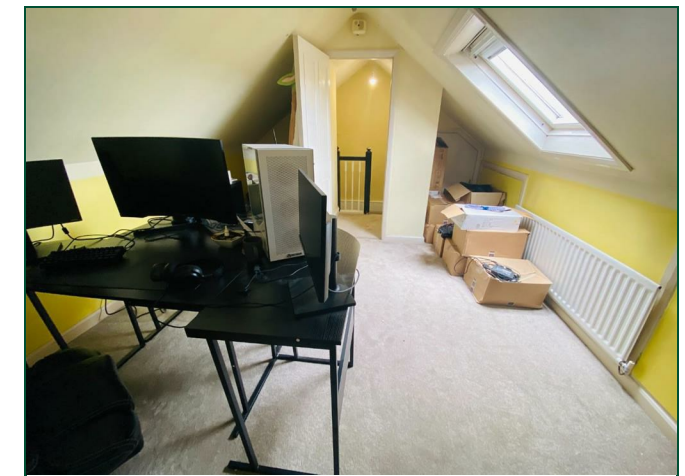
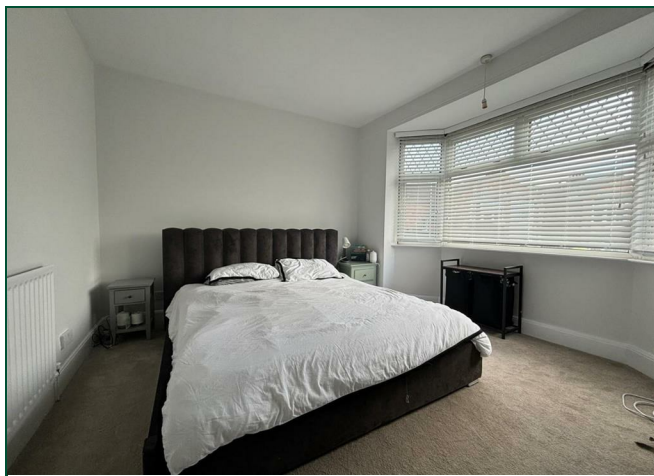
Abington  
NN1 4SX

Guide Price  
£325,000

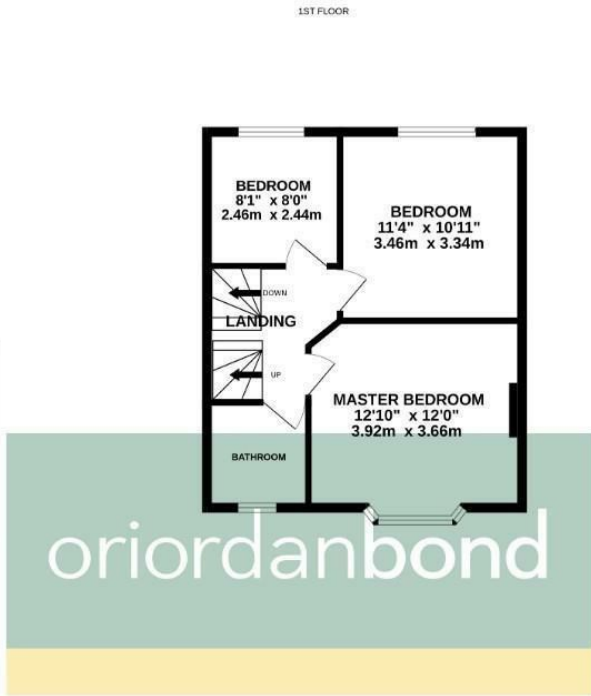
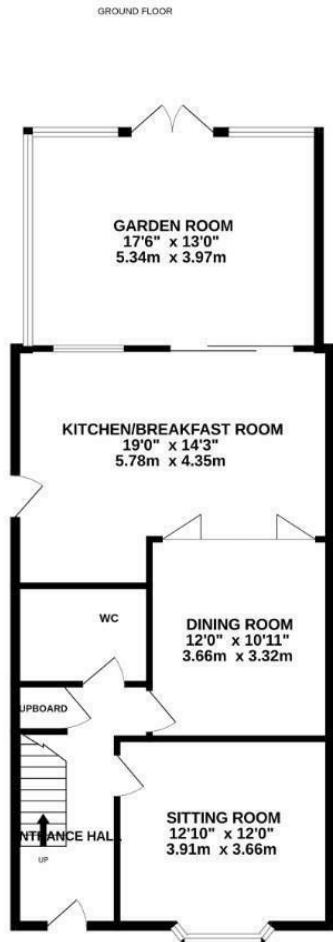
**A deceptively spacious, extended mature semi-detached home with the added benefit of a fourth bedroom in the converted loft space, situated in this enviable position within Abington, close to many local amenities including shops, schools and Abington Park.**

The property has recently undergone some internal improvements and has accommodation including entrance hall, cloakroom/WC, cellar, sitting room, dining room, re-fitted and extended kitchen/breakfast room with integrated appliances and roof lantern leading to a large garden room providing further living space with Wi-fi controlled modern electric radiators leading onto the rear garden. To the first floor are three bedrooms and a re-fitted family bathroom with stairs leading to a further double bedroom. Outside is a courtyard garden to the front and a good size private enclosed rear garden with patio area. There is a tarmac service road leading to and detached double garage with remotely controlled electric roller shutter door. Further benefits include gas radiator heating, uPVC double glazing, and period character features. (B/1480/L)

- Extended four bedroom semi-detached home
- Two reception rooms and garden room
- Re-fitted and extended kitchen/breakfast room
- Gas radiator heating
- Good size private rear garden
- Detached double garage with remote controlled electric door







TOTAL FLOOR AREA : 1480sq.ft. (137.5 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: 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.

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