



**Conyngham Road**  
Meadowfields, Northampton

**oriordanbond**  
SALES & LETTINGS



# Conyngham Road

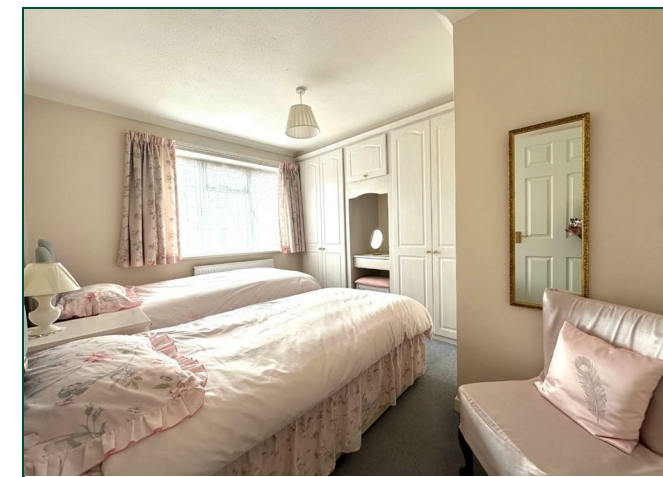
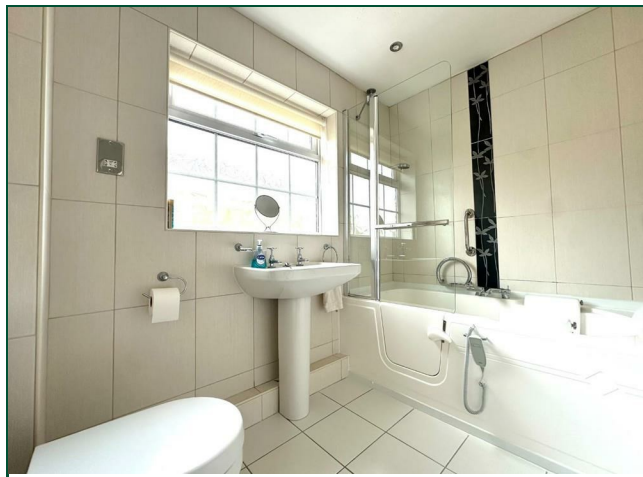
Meadowfields  
NN3 9TA

Price  
£399,950

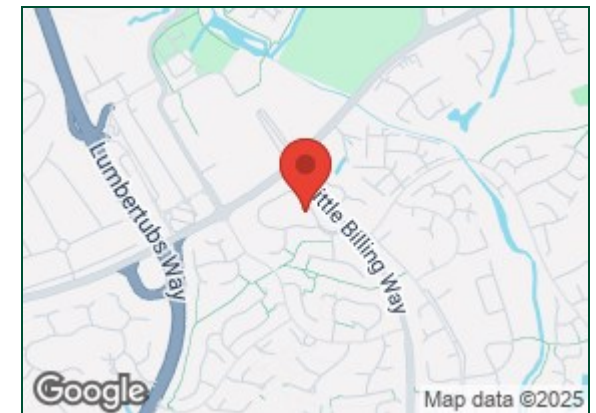
An extremely well presented four bedroom detached property, situated within the popular area of Meadowfields, offered to the market with no onward chain. The property is located close to Northampton Academy School with outstanding Ofsted reports and Weston Favell Shopping Centre.

The property is offered for sale in immaculate condition comprising a light spacious entrance hall, re-fitted cloakroom/WC, dining room, a modern fitted kitchen and large sitting room to the rear with doors out to the rear garden. To the first floor are four fantastic size bedrooms and a three-piece family bathroom. Externally, the rear garden is thoughtfully presented and maintained providing paved patio areas lawn and privacy. To the front is a lawned garden with block paved driveway providing off road parking leading to a tandem length garage with access to the front and rear. Further benefits include gas radiator heating with a newly installed Vaillant boiler and uPVC double glazing. (B/1522/M)

- Well presented four bedroom detached home
- Two reception rooms
- Gas radiator heating
- Enclosed well maintained rear garden
- Driveway and tandem length garage
- No onward chain







### Additional information

- Council Tax Band: E
- 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.

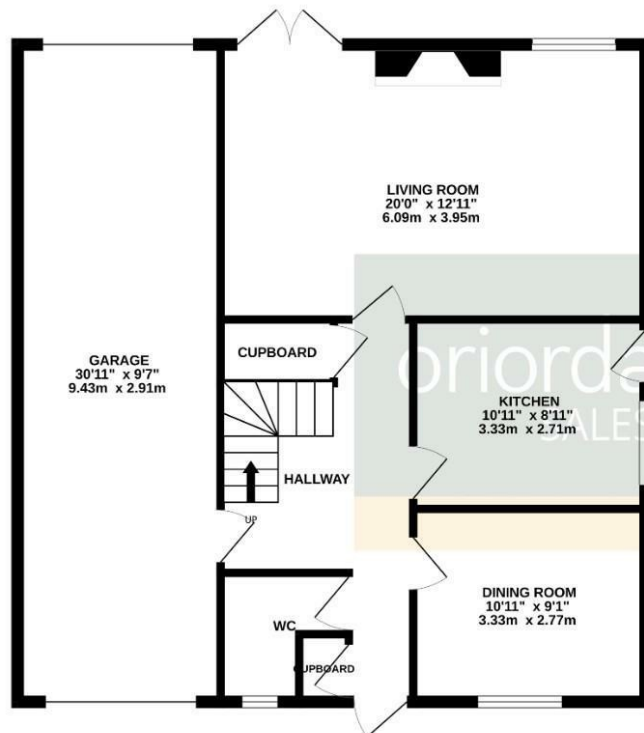
**O'Riordan Bond Weston Favell Sales**

**01604 784007**

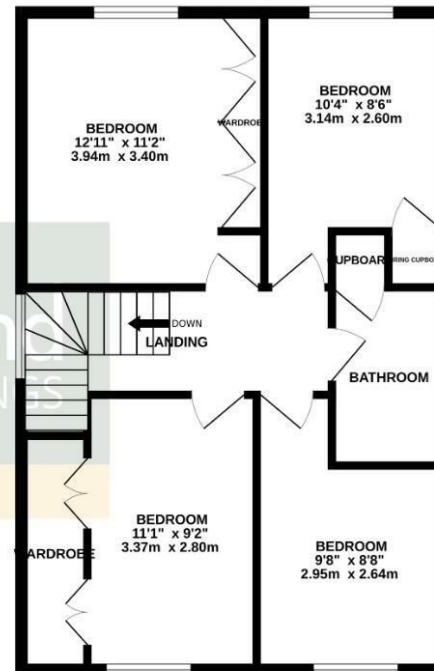
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GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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