



22 Broad Street, Syresham, Northamptonshire, NN13 5HS

HOWKINS &
HARRISON

22 Broad Street, Syresham,
Northamptonshire, NN13 5HS

Guide Price: £350,000

Set in a quiet location in the sought-after village of Syresham, this delightful and deceptively spacious semi-detached property offers four bedrooms, two bathrooms, a generous sitting/dining room, garden room and kitchen. The garden is enclosed on all sides, and there is a separate single garage situated within close proximity to the property.

Features

- Village location
- Semi-detached property
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Spacious sitting/dining room
- Kitchen & garden room
- Front & rear gardens
- Separate single garage
- Energy rating F



Location

The highly regarded village of Syresham is located approximately 7.5 miles south-west of the market town of Towcester and 4 miles from Brackley. The village is well serviced with a post office and village store, public house, primary school and church.

There is good access to the main arterial roads of the A43 and M40 with train services from Milton Keynes and Banbury or Bicester with journey times to London Euston of approximately 30 minutes and 1 hour respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Agents Note

Please note, bedroom three has been virtually staged using AI technology.

Ground Floor



Entrance hall, spacious sitting/dining room with open fireplace and Forster' doors leading into the garden room. From the hallway, a door leads into the kitchen which benefits from a range of fitted wall and base units along with an integrated oven and hob. From the kitchen, a door leads to the garden.

First and Second Floors

On the first floor there are two double bedrooms, one with fitted wardrobes, a further single bedroom and a family bathroom, whilst the top floor boasts an en-suite master bedroom.

Outside

Set behind a low-level wall, the property is approached by a footpath leading to the front door. The remainder of the front garden is mostly laid to lawn with mature shrub borders, and a courtesy gate which leads to the rear garden. To the rear of the property, the mature garden has been thoughtfully planted and enjoys lawned areas, raised beds and seating areas along with a useful garden shed. The covered walkway outside the back door also serves as a useful storage area. The property also benefits from a single garage within a block of garages within close proximity.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

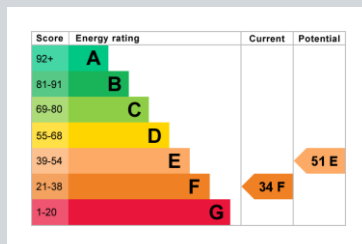
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



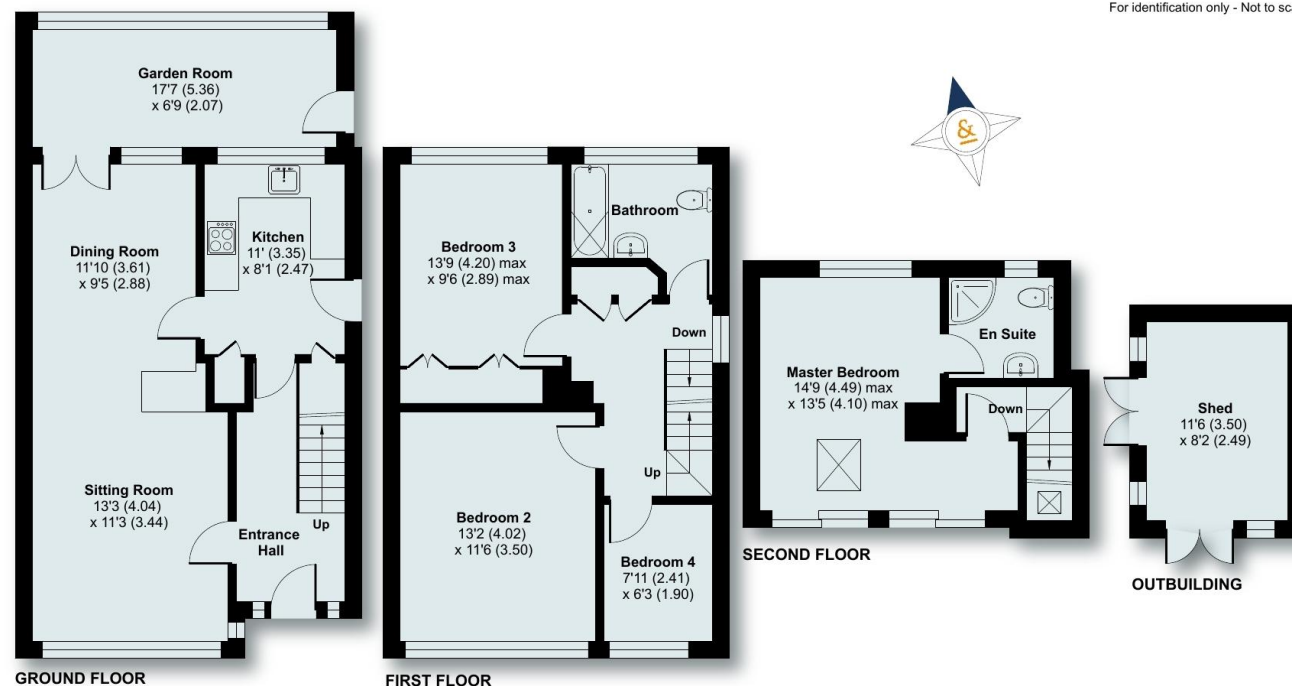
Broad Street, Syresham, Brackley, NN13

Approximate Area = 1354 sq ft / 125.7 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 1448 sq ft / 134.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1492882

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.