



61 London Road, Towcester, Northamptonshire, NN12 6AJ

HOWKINS &
HARRISON

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Northamptonshire, NN12 6AJ

Guide Price: £575,000

A substantial, established, semi-detached property, originally constructed in 1954, with significant later extensions. The flexible accommodation now comprises entrance hall, cloakroom, living room, dining room, garden room, kitchen/breakfast room, study / bedroom five, four first floor double bedrooms, with the master en-suite, and family bathroom. Outside the property occupies a large plot, with off-road driveway parking for several cars, double integral garage, and long, mature rear garden.

Features

- Substantial family home
- Generous flexible accommodation
- Four / five bedrooms
- Two bathrooms & cloakroom
- Kitchen / breakfast room
- Three reception rooms
- Driveway parking for several cars
- Double integral garage
- Pretty South-Westerly facing garden
- EPC Rating: D



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians 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.



Ground Floor

The covered porchway leads into the generous hallway, a living room with bay window, dining room with double doors opening into the garden room, leading on into the large kitchen/breakfast room. Off the inner hallway is a cloakroom, a door into the garage, and access to the study / ground floor bedroom

First Floor

The landing leads to four double bedrooms, with an en-suite to the master, and a family bathroom.





Outside

There is an expanse of driveway providing off-road parking for several cars and access to the integral double garage. The front garden can provide further parking if required.

Pedestrian access leads down the side of the property to the large, mature, South-West facing rear garden. In total the plot is some 0.19 acre.



Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





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 warrantied in any way.

Services

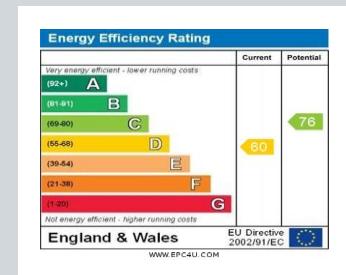
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



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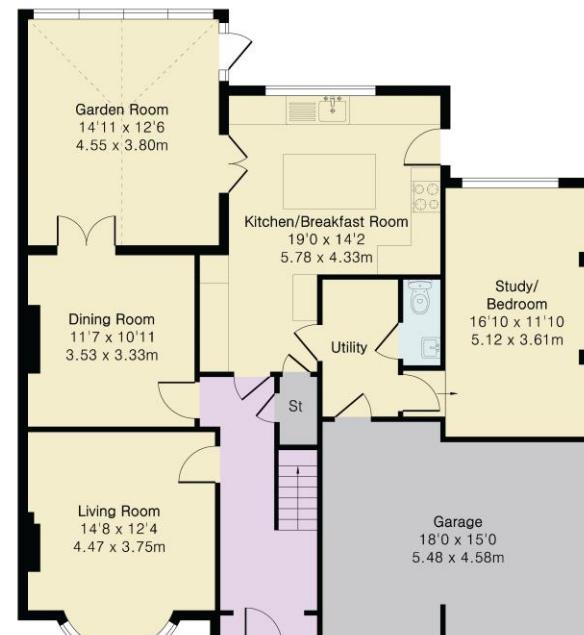
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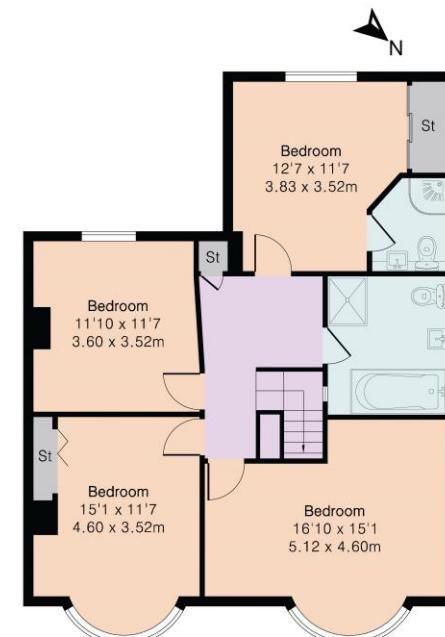
Approximate Gross Internal Area 2239 sq ft - 208 sq m (Including Garage)

Ground Floor Area 1389 sq ft – 129 sq m

First Floor Area 850 sq ft – 79 sq m



Ground Floor



First Floor

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.



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