



23 Epsom Avenue, Towcester, Northamptonshire, NN12 6NQ

HOWKINS &
HARRISON

23 Epsom Avenue,
Towcester,
Northamptonshire,
NN12 6NQ

Guide Price: £445,000

A beautifully presented detached property, built by Persimmon Homes to their popular Hartwell design.

The well appointed accommodation comprises entrance hall, sitting room, superb “live-in” kitchen / dining / family room, utility room, cloakroom, master bedroom with dressing area and en-suite, two further generous bedrooms and a family bathroom. There is driveway parking for at least two cars, a large single garage, and a stunning, professionally landscaped rear garden.

Features

- Persimmon Hartwell design
- Superb “live-in” kitchen / dining / family
- Sitting room
- Utility room & cloakroom
- Master bedroom with dressing & en-suite
- Two further generous bedrooms
- Family bathroom
- Driveway & large single garage
- Stunning landscaped rear garden
- EPC Rating: B



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 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.



Ground Floor

The central entrance hall opens to a light, dual-aspect sitting room with double doors opening into the garden. There is a superb "live-in" kitchen / dining / family room which has been comprehensively refitted with a high quality, well planned kitchen. There are double doors opening into the garden, and a door through to the utility room with a cloakroom beyond.

First Floor

The landing provides access to the master bedroom which boasts a dressing area and en-suite shower room. There are two further generous bedrooms and a family bathroom.





Outside

The property is set back from the road, with a driveway providing off-road parking for at least two cars and access to the large single garage, complete with eaves storage. The south-east facing rear garden has been professionally landscaped and provides a large, paved seating area, complete with sunken hot-tub, (available by separate negotiation). The garden is thoughtfully designed to provide an extension to the living space.

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 warranted in any way.

Services

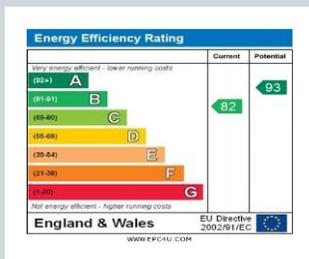
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



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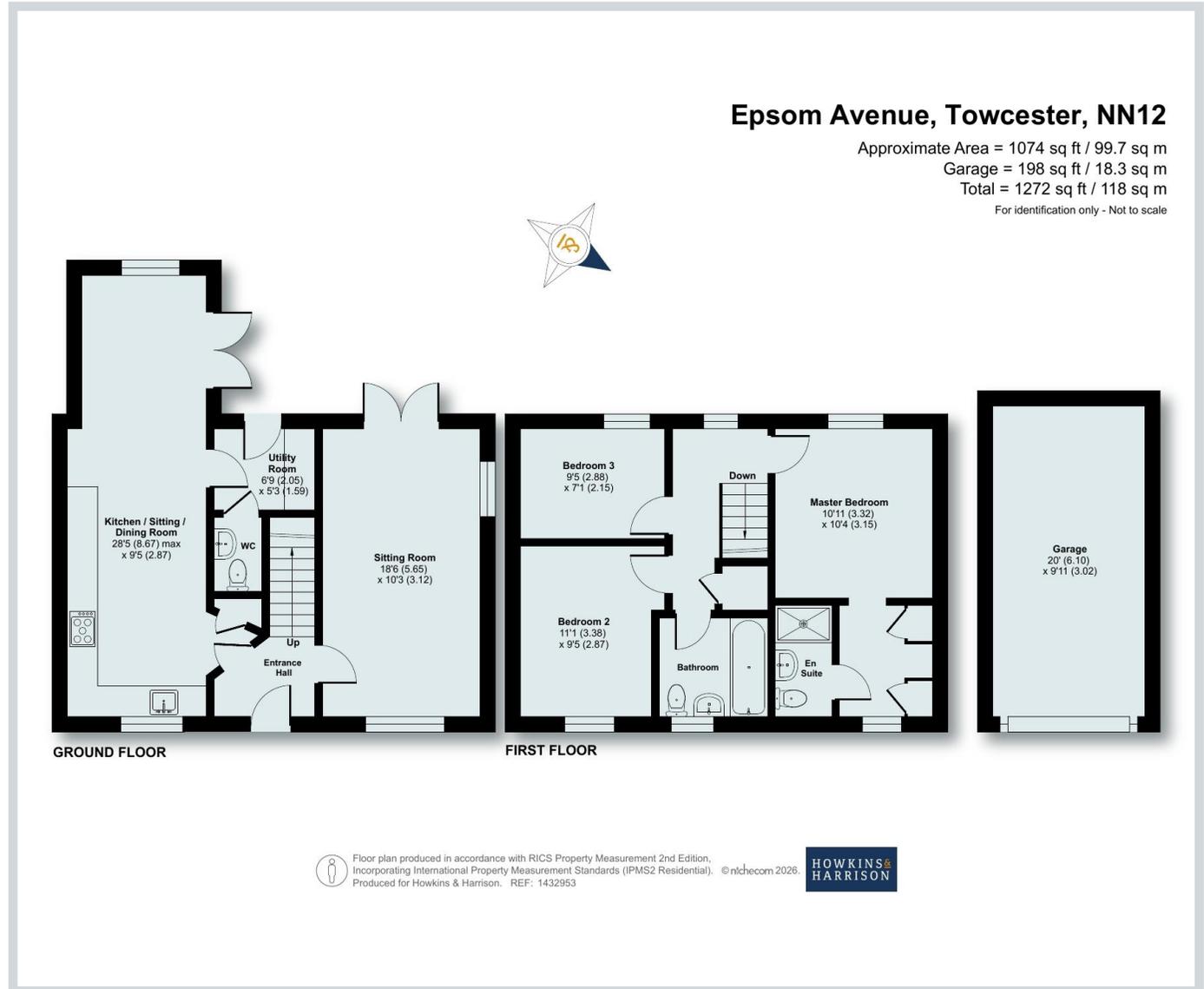
Epsom Avenue, Towcester, NN12

Approximate Area = 1074 sq ft / 99.7 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1272 sq ft / 118 sq m

For identification only - Not to scale



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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