35 Oaks Drive

Rushden, Northamptonshire NN10 8EX

Simpson & Weekley

EXTENDED FAMILY HOME Simpson and Weekley are delighted to offer to market this excellent three-bedroom detached family home, in good order throughout and situated in a highly-regarded area in the historic market town of Higham Ferrers.

There is well-proportioned accommodation set over two floors. On the ground floor, you will find an entrance hall, bright living room, kitchen/breakfast room with separate dining space, conservatory and utility room. On the first floor are three bedrooms, two doubles and one single, together with a family bathroom. There is a private driveway providing off-road parking to the front of the property, in addition to a garage, and to the rear is a sizeable private garden.

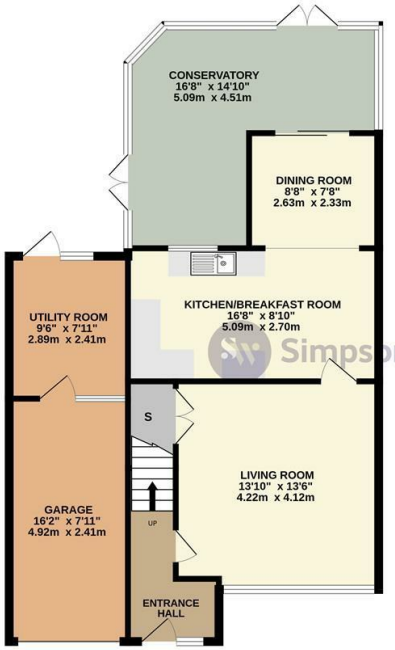
Higham Ferrers is a historic market town offering an abundance of amenities along its High Street, including independent shops, doctors, cafés and restaurants. The popular Rushden Lakes Shopping Centre is just a few minutes' drive away, or within comfortable walking distance, providing a range of retail and leisure facilities. For those who enjoy the outdoors, there are a variety of attractive countryside walks nearby. For commuters, both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band C

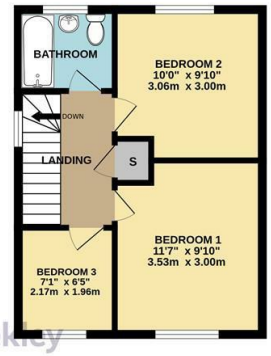
Offers In Excess Of £290,000

3 1 3

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1199 sq.ft. (111.3 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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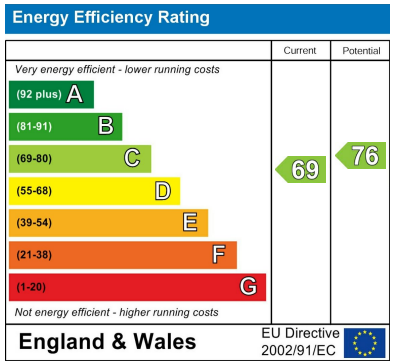

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

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Making Every Journey Personal

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