



59 Central Avenue, Woodford Halse, Daventry, NN11 3QQ

DEBBIE COX
Your personal estate agent exp **uk**

**59 Central Avenue
Woodford Halse
Daventry
NN11 3QQ**

Guide Price of £235,000

A two-bedroom semi-detached bungalow, offering well-proportioned accommodation to include a sitting room, fitted kitchen, bathroom, two bedrooms and a conservatory overlooking the rear garden. Outside, the property benefits from a private, enclosed rear garden, a detached garage and a recently tarmacked driveway providing ample off-road parking. Requiring some updating, the bungalow presents an excellent opportunity for a buyer to improve and personalise the property, creating a home tailored to their own tastes and requirements.



VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



Entrance Hall

On entering the property, a UPVC double glazed door opens into the entrance hall, with doors leading through to the accommodation and bedroom two.

Sitting Room

This is a particularly light room, with a large double glazed window to the front elevation allowing plenty of natural light. There is a fire surround with space for a freestanding fire and a wall-mounted electric heater.

Bedroom Two

Accessed from the entrance hall, this bedroom has a double glazed window to the side elevation and benefits from a built-in cupboard providing useful hanging space and shelving. The room also has a low-level shelf with access beneath, together with the consumer unit.

Inner Hall

Providing access to the loft space and also incorporates useful storage, including a cupboard with shelving and an airing cupboard housing the hot water tank, with linen shelving above.

Bedroom One

This bedroom enjoys views over the rear garden through a double glazed window and has a wall-mounted heater.

Bathroom

Fitted with a suite comprising a low-level flush WC, wash hand basin with cupboard beneath and a shower cubicle with electric shower. There is tiling to the splashback areas and half-height tiling to the walls, together with a wall-mounted heater.

Kitchen

Fitted with a range of modern base and eye-level units with worktop surfaces over, incorporating a sink. Integrated appliances include an electric two-ring hob with extractor hood over and a built-in oven. There is also space for a microwave and washing machine. Double glazed sliding doors lead through to the conservatory.

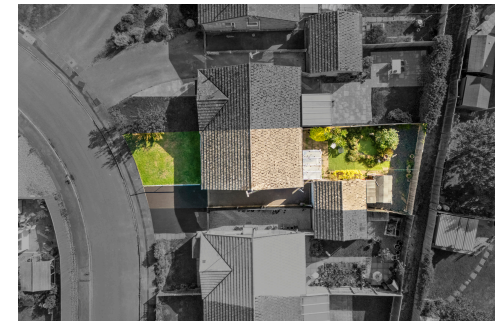
Conservatory

A useful additional reception space and is of a good size, with double glazed French doors opening directly onto the rear garden. A further door provides side access to the driveway and garage. There is also an electric point.

OUTSIDE

Front

The front garden is mainly laid to lawn, with the recently tarmacked driveway providing excellent off-road parking and leading alongside the property to the detached garage. The side access door provides entry to the conservatory, and there is an outside tap.



Garage

The detached garage is accessed via an automatic up-and-over electric door and provides useful additional storage and parking.

Rear Garden

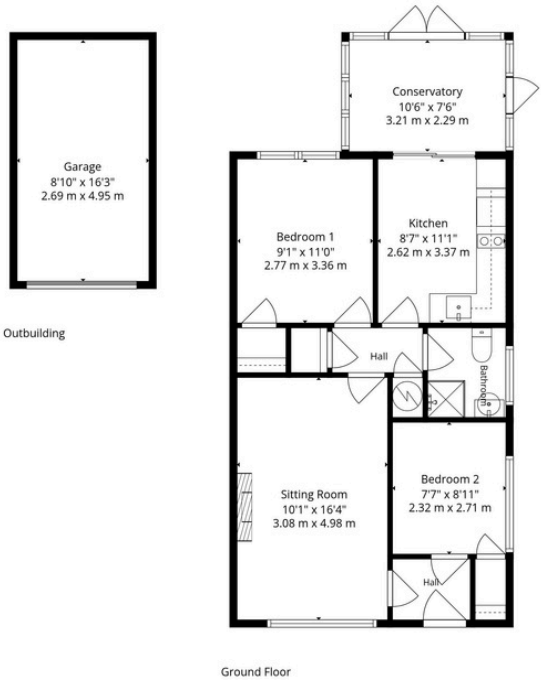
The rear garden is a particular feature of the property, enjoying a sunny and private aspect. A paved patio area leads onto an artificial lawn, which incorporates a garden pond. There is excellent storage provision, with a storage shed immediately to the rear of the garage and a further garden shed beyond. The garden is enclosed by panelled fencing, complemented by areas of hedging and shrub borders, creating a private and enclosed outdoor space.

LOCATION

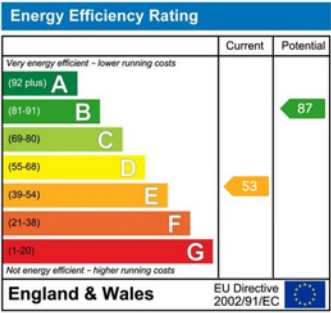
Woodford Halse is a well-regarded village in West Northamptonshire, situated approximately 6.5 miles south of Daventry and surrounded by attractive rolling countryside. Known for its friendly atmosphere and strong sense of community, the village offers an appealing balance of rural living with everyday convenience.

The village provides a good range of local amenities including a convenience store, post office, pharmacy, butchers and several public houses, all supporting day-to-day needs. Community life is particularly active, with regular events such as a Christmas street fair and summer activities, alongside local clubs and groups that contribute to a welcoming, community-focused environment. For outdoor enthusiasts, the surrounding countryside offers excellent walking and cycling routes, with nearby green spaces and nature reserves adding to the village’s appeal. Woodford Halse is served by a well-regarded primary school, Woodford Halse Church of England Primary Academy, which caters for children from nursery through to Year 6 and is known for its strong community ethos.

While the village itself no longer has a railway station, excellent rail services are available from nearby Banbury Railway Station, which provides direct connections to London Marylebone, Birmingham and Oxford. A regular bus service links Woodford Halse with Banbury and Daventry, offering convenient public transport options.



Total: 640 sq. Ft, 59 m2
Outbuilding: 0 sq. Ft, 0 M2, Ground Floor: 640 sq. Ft, 59 m2
Excluded Areas: Garage: 144 sq. Ft, 13 M2, Walls: 80 sq. Ft, 8 m2
Floor Plan Created By Harper & Red. Measurements Deemed Highly Reliable But Not Guaranteed



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Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0500-4298-0622-0320-3243>, or contact the agent for a copy in PDF format.