



4a Higham Road

Rushden, Northamptonshire NN10 6DZ



**Simpson & Weekley**

NEWLY CONVERTED! Dating back to the late 1930's as Birch Bros Bus Depot, this beautiful Art Deco style building is now the newest and arguably most exciting development in the town for years.

Located at the front of the original building is this three storey townhouse finished to a high standard throughout and still retaining some original features. The large window across the front of the building stretching the full height of the first two floors provides sweeping light into the building, a feature only enhanced by the stunning landing that overlooks the ground floor entrance giving a mezzanine floor feel and providing a perfect place to sit and read your favourite book. The ground floor living space mixes old and new with exposed feature brick walling and the subtle curved wall providing a nod to the original building whilst the impressive fitted kitchen consists of solid wood work tops, integral appliances and there is Knurled Brass Ironmongery throughout . The first and second floor are linked via a reclaimed oak hand built staircase, each of the floors come with high quality family bathrooms fully wall and floor tiled, there is a double bedroom to the first floor with an adjoining roofed balcony and the second floor has a further double bedroom and a door out onto the spacious outdoor roof terrace. There is allocated parking for two cars and the property is located within easy access of parks, schools, the High Street and the popular Rushden Lakes retail and leisure complex.

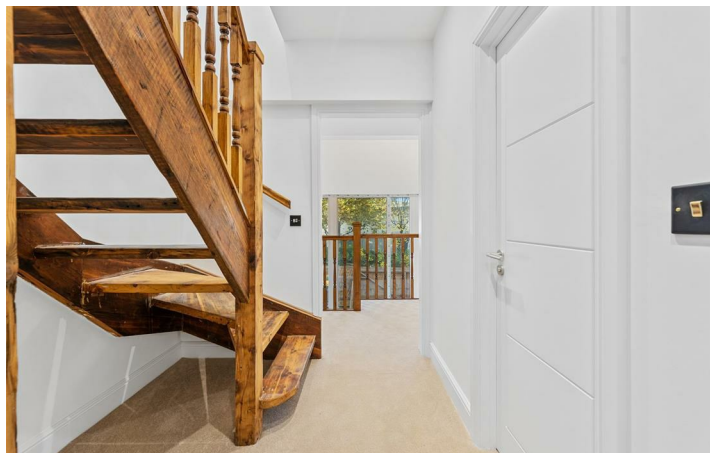
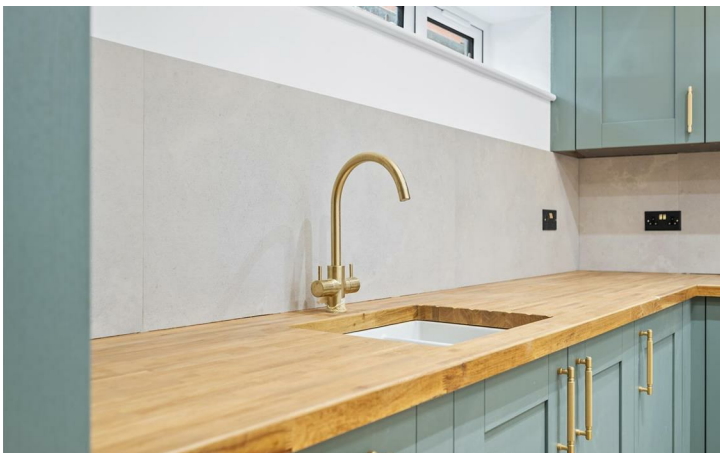
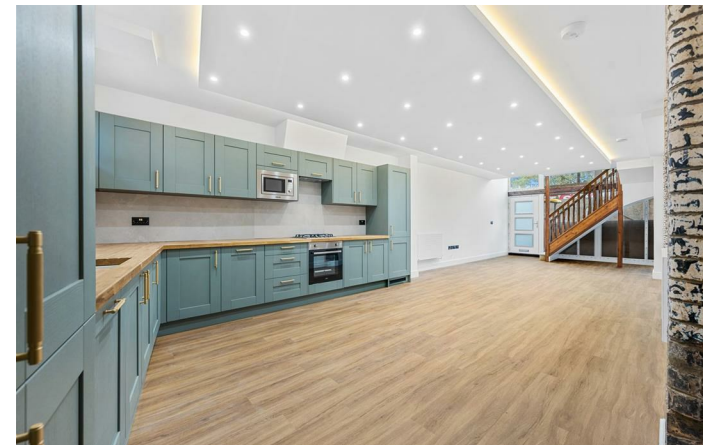
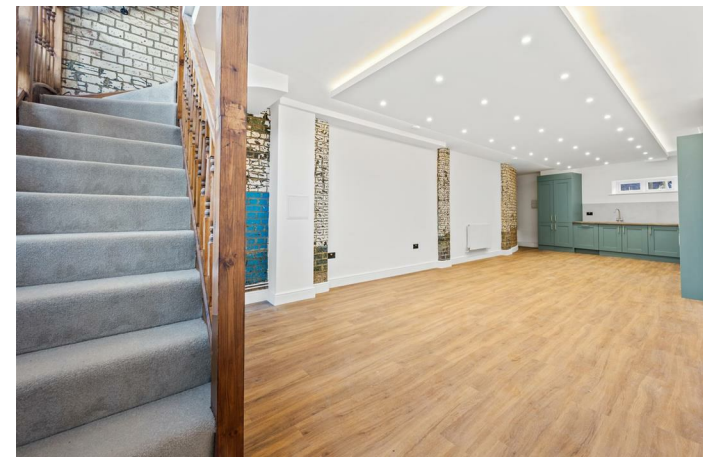
For people looking to commute to work the nearby A6 and A45 provide access to Bedford or Wellingborough Train Stations respectively where direct trains can get you into London St Pancras within a 50 minute journey.

A unique opportunity to purchase a piece of the towns history and a brand new home with a 'wow' factor all in one.

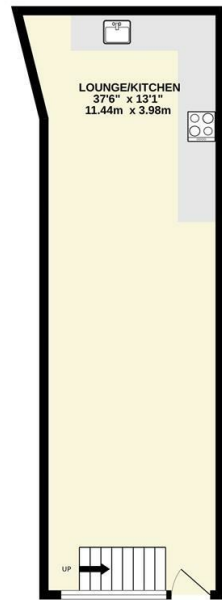
EPC Rating Ordered. Council Tax Band, service charges and ground rent all to be confirmed. (Front image is a historical photo of the former bus station).

£300,000

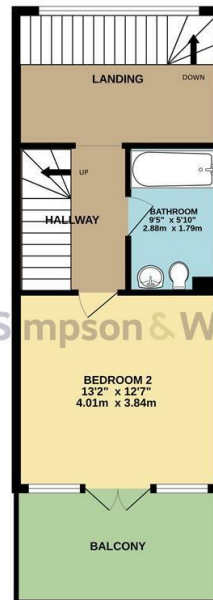
 2  2  1



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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.  
Made with Metropix 6/2025



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW