



Parkview, 255 Abington Avenue, Abington, Northampton, NN3 2BU

HOWKINS &
HARRISON

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Guide Price: £660,000

A grand Edwardian townhouse offering substantial and versatile living accommodation arranged over three floors, with a wealth of character features such as fireplaces, high ceilings, period panelled doors, stained glass windows and enjoying a position opposite Abington Park.

Features

- Substantial townhouse
- Reception hall
- Two cloakrooms
- Three reception rooms
- 36ft kitchen/breakfast room
- Utility & cellar
- Master bedroom, dressing room & en-suite
- Four further bedrooms
- Triple garage
- Overlooking Abington Park



Location

Located in one of Northampton's most desirable areas, this property occupies a position directly opposite Abington Park, offering open green space, a lake, museum and café. The Northamptonshire County Cricket Ground is also a stone's throw away. Wellingborough Road is within easy reach, providing a range of independent shops, cafés, restaurants and everyday amenities, while Weston Favell Shopping Centre (approximately 1 mile away) and Northampton town centre offer a broader selection of retail, dining and leisure facilities.

The area is situated approximately 1.5 miles east of Northampton town centre and is well placed for transport links, with access to the A45, A43 and A508, leading to the M1 (Junction 15). Northampton railway station provides direct services to London Euston and Birmingham New Street, with journey times to London of around 60 minutes. Wellingborough station is also accessible, offering services to London St Pancras in approximately 50 minutes.

A range of schooling is available nearby, including both primary and secondary options, with the well-regarded Northampton School for Boys close by. Independent schools in the area include Wellingborough School, Northampton High School and Pitsford School, making the location well suited to a range of buyers.



Ground Floor

On the ground floor, an entrance porch with a lovely part stained glass leaded light door provides access to the main reception hall where the staircase rises to the first floor and provides access to a cloakroom, cellar and principal accommodation. The main sitting room features an attractive cast iron fireplace with oak mantel surround and features a bay window with a study room just off. There is a further good size reception room with a feature set of part stained glass French doors onto a rear terrace and gardens.

An impressive 36ft kitchen/breakfast room fitted with a range of medium oak fronted cabinets, granite working surfaces incorporating a butlers sink, space for range style oven, integrated dishwasher, and fridge/freezer as well as an original full height cupboard to one side of the chimney, ideal for a burner if desired. Adjacent to the kitchen there is a further cloakroom and utility room that houses the gas fired boiler, cupboards, sink unit and plumbing for washing machine.





First Floor

The spacious first floor landing features a lovely stained glass window and provides access to three double bedrooms all of which have original built in cupboards, the master bedroom has original cupboards either side of a cast iron fireplace and bay window overlooking Abington Park, it also enjoys a dressing room with original built in cupboard and gives access to an ensuite bathroom with a slipper bath, WC and vanity unit wash hand basin. There is also a family bathroom comprising a roll top bath, shower cubical, WC and wash hand basin.

Second Floor

On the second floor a landing provides access to two bedrooms both with wash hand basins with the larger bedroom having eaves storage cupboards either side of a window overlooking the Park.

Outside

The front of Parkview has a lawned garden with established planting enclosed by a brick built boundary wall and hedging, a pedestrian pathway gives access to the main entrance to the house as well as gated side access to the rear garden.

The rear garden has a large terrace/patio area ideal for outside entertaining leading to a mainly lawned garden with established planting, useful garden store and pathway to a triple garage which incorporates a useful workshop area with electrically operated up and over doors to the rear service road with access from Woodland Avenue.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel:01604-823456](tel:01604-823456).

Agents Notes

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

Fixtures and Fittings

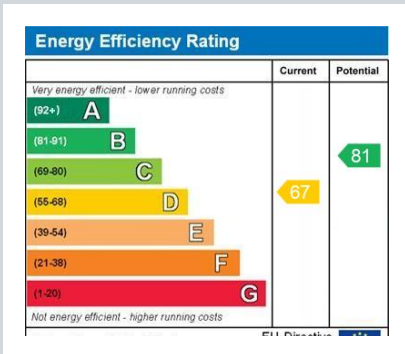
Only those items in the nature of fixtures and fittings
mentioned in these particulars are included in the sale.
Other items are specifically excluded. None of the
appliances have been tested by the agents and they
are not certified or warranted in any way.

Services

None of the 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 water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Tel:0300-126700
Council Tax Band - E



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