



29 Vernon Road, Towcester, Northamptonshire, NN12 6AT

HOWKINS &
HARRISON

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Towcester,
Northamptonshire,
NN12 6AT

Guide Price: £350,000

An established, three bedroom semi-detached family home within easy walking distance of the Town centre. The extended accommodation now comprises entrance hall, cloakroom, sitting room, kitchen / breakfast room, rear lobby / boot room, conservatory, three first floor bedrooms and a family bathroom. There is a block paved driveway providing parking for several cars, a mature front garden, and a landscaped rear garden complete with seating area, shed and summerhouse.

Features

- Established semi-detached house
- Easy walk into town centre
- Long-standing extension
- Three bedrooms & bathroom
- Kitchen / breakfast room
- Sitting room and conservatory
- Cloakroom and bootroom
- Block paved driveway
- Mature front & rear gardens
- Summerhouse & shed
- EPC Rating: C



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 entrance hall has a cloakroom off, then leads through to the large sitting room with double doors opening to the garden. The extended kitchen / breakfast room opens to the rear lobby / bootroom, beyond which is the generous conservatory.

First Floor

The extended master bedroom is spacious and also boasts a walk-in wardrobe which could become an en-suite. There are two further bedrooms and a bathroom complete with whirlpool bath.

Outside

There is a good expanse of block paved driveway providing off-road parking for several cars, the remainder of the front garden is mature and well planted. Gated side access leads to the rear garden, with a lovely seating area adjacent to the property. There is a lawn, mature planting, a garden shed and a further summerhouse.

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

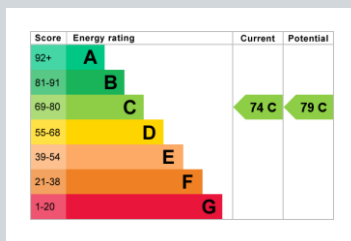
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



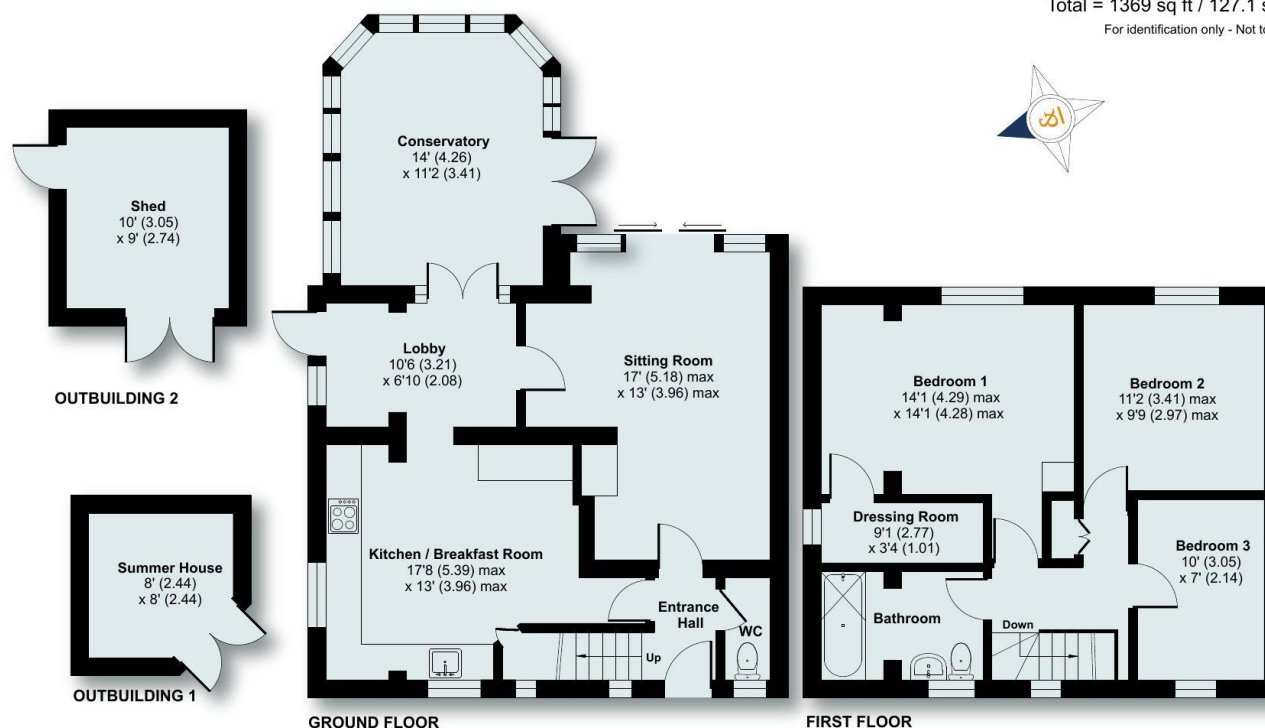
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Approximate Area = 1221 sq ft / 113.4 sq m

Outbuildings = 148 sq ft / 13.7 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1509961

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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.