



West View, 84 West End, Silverstone, Northamptonshire, NN12 8UY

HOWKINS &
HARRISON

West View,
84, West End
Silverstone,
Northamptonshire,
NN12 8UY

Guide Price: £475,000

Well located within the popular and well serviced village of Silverstone, this spacious detached bungalow is immaculately presented throughout. The accommodation comprises three bedrooms, spacious kitchen/dining room, sitting room, conservatory, wet room and utility. Outside, the property further benefits from generous front and rear gardens, driveway parking and a garage.

Features

- No onward chain
- Popular village location
- Three bedrooms
- Spacious kitchen/dining room
- Sitting room & conservatory
- Utility & Wet room
- Generous gardens to the front & rear
- Garage
- Driveway parking
- EPC rating D



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians 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.



Accommodation

The living area is located to the rear of the property, to include a kitchen/dining room with a range of fitted units, integrated appliances and sliding doors leading to the conservatory. There is a generous sitting room, plus three bedrooms, a wet room and large utility cupboard.





Outside

The property is approached by a gravel driveway providing off-road parking and access to the garage. The remainder of the front garden is mostly laid to lawn, with a footpath leading to the front door beyond a gate.

The enclosed rear garden enjoys a westerly aspect and is mostly laid to lawn, with well-stocked borders and a patio seating area.

Agents Note

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





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

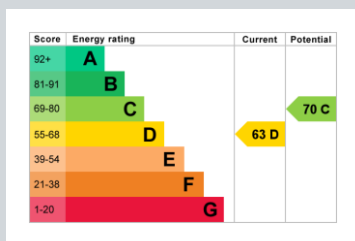
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



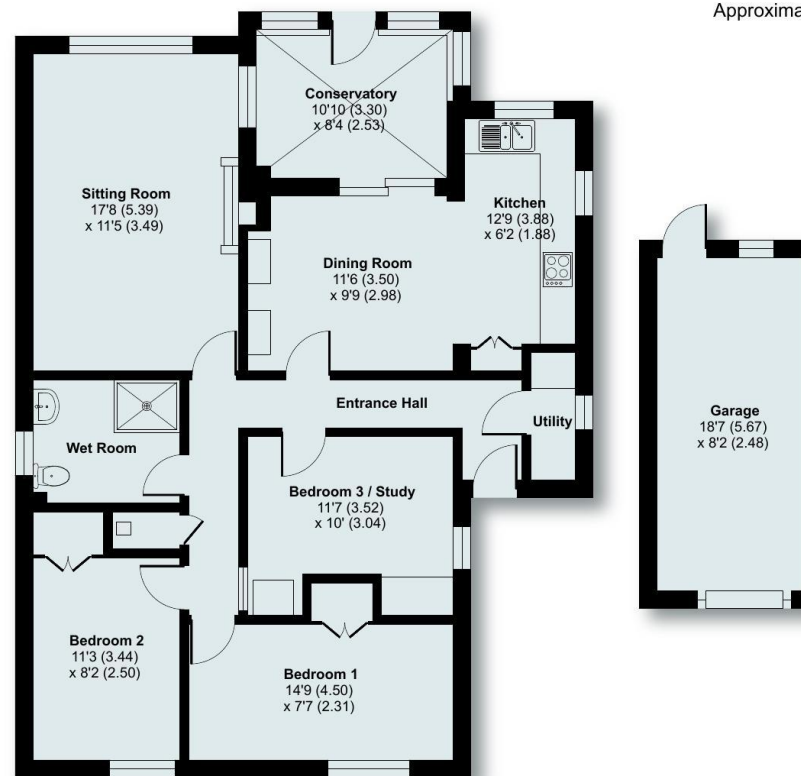
West End, Silverstone, Towcester, NN12

Approximate Area = 1077 sq ft / 100 sq m

Garage = 151 sq ft / 14 sq m

Total = 1228 sq ft / 114 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1516480



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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