

10 Russell Way  
Higham Ferrers  
NN10 8EJ

£280,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

A mature 1940s double bay-fronted home, ideally situated in the sought after market town of Higham Ferrers. Conveniently located within walking distance of parks, green spaces, local schools, and the market square, which offers a variety of shops, cafés, and everyday amenities. Extended, this property provides generous living space throughout and boasts a gorgeous rear garden, making it an ideal family home.

The ground floor accommodation comprises a lounge, dining room, utility room, and a generous kitchen/diner all flowing seamlessly.

To the first floor are three bedrooms and the family bathroom.

Externally, the garage has been partly converted to create a versatile additional room, currently used as a home office, but suitable for a range of purposes.

The rear garden is mainly laid to lawn and features generous seating areas. To the front of

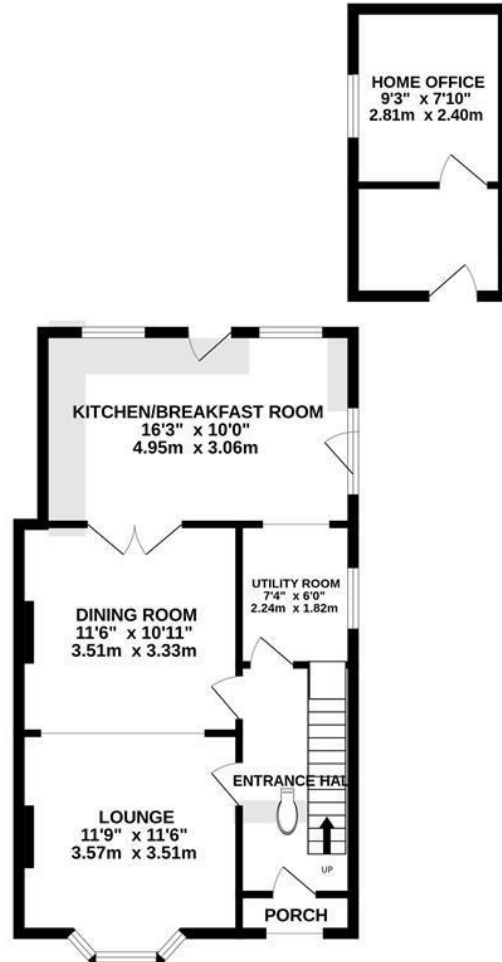
the property is off-road parking.

This is a fantastic home in a prime location contact us today to arrange your viewing.

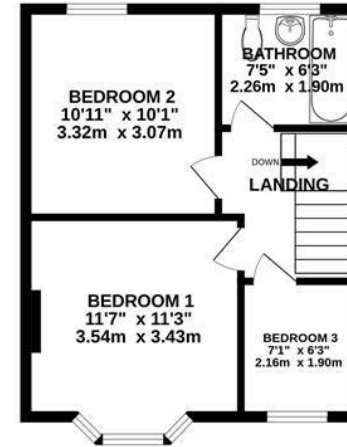
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# Floor Plan

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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.

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## AT A GLANCE...

- |   |          |   |          |
|---|----------|---|----------|
|  | custom 1 |  | custom 4 |
|  | custom 2 |  | custom 5 |
|  | custom 3 |  | custom 6 |





# SELLER'S SECRET

We have lived here for many years, its been a perfect family home for us!



*Why we like it....*

A great house in a super convenient location with shops, local parks and plenty of walks on your doorstep.

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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