



# Westcott Way

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Westcott Way

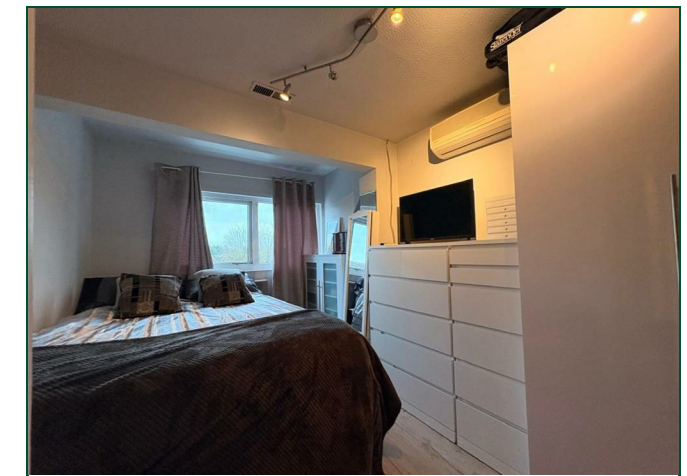
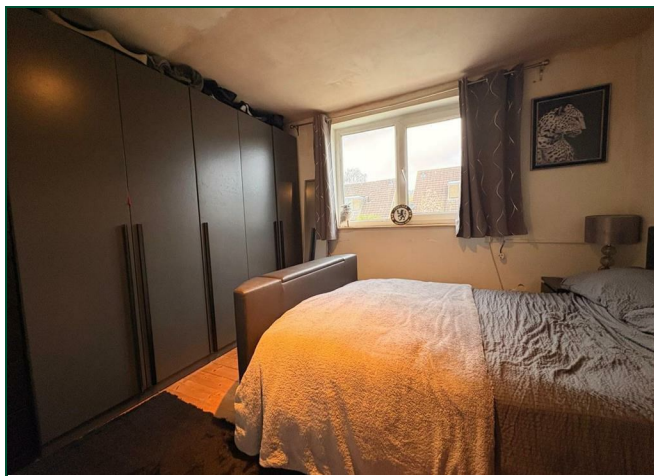
Abington Vale  
NN3 3BE

Guide Price  
£325,000

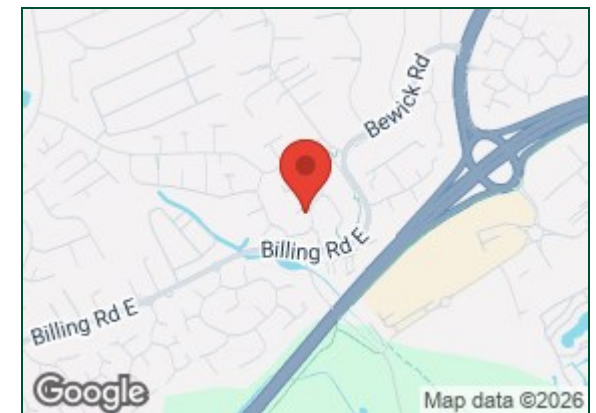
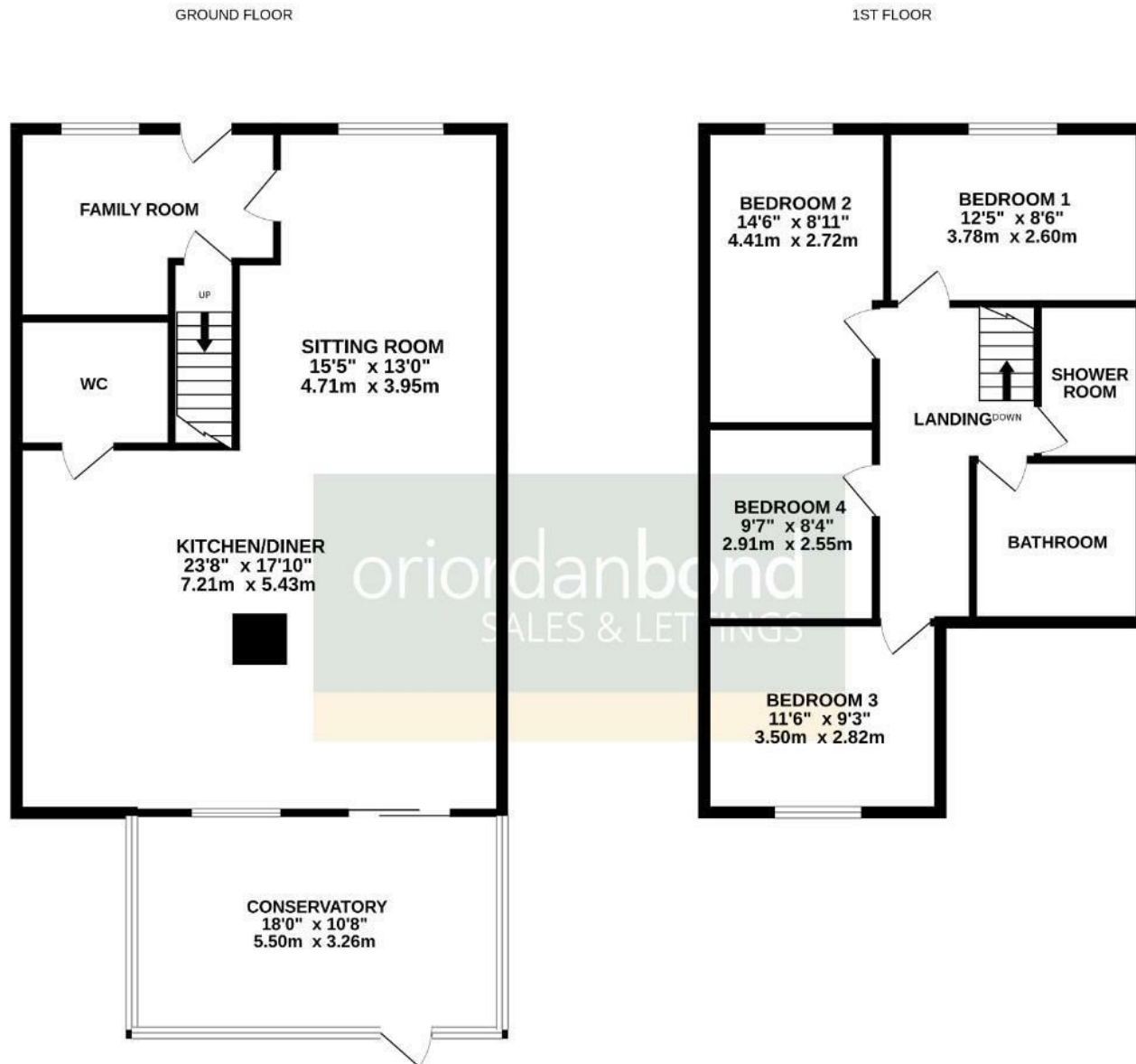
O'Riordan Bond is delighted to bring to the market this well presented four bedroom semi-detached dormer home, situated in the highly desirable Abington Vale area, offering excellent access to local amenities, reputable schools and nearby parkland.

The accommodation comprises entrance hall, cloakroom/WC sitting room open plan to a spacious kitchen/dining room leading through to a conservatory overlooking the rear garden. To the first floor are four bedrooms, a family bathroom and a separate wet room. Outside is a driveway to the front providing ample off road parking. To the rear is an enclosed garden with a mix of lawn, patio, and decking areas. Further benefits include gas radiator heating, air conditioning and uPVC double glazing. (B/1591/M)

- Four bedroom semi-detached home
- Open plan kitchen/dining room
- Separate family bathroom and wet room
- Conservatory
- Enclosed rear garden
- Ample off road parking







**Additional information**

- Council Tax Band: C
- Energy Efficiency Rating: D

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Abington Vale Sales**  
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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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