



# Birchfield Road East

Abington, Northampton

oriordanbond  
SALES & LETTINGS



## Birchfield Road East

Abington  
NN3 2BZ

Price  
£330,000

A three bedroom detached family home with no onward chain. This unique property has been much improved by the current owners to create a modern and tasteful finish whilst retaining many original character features including fireplaces and stain glass windows. This home located within the popular area of Abington, just a short walk away from Abington Park, local shops and schools as well as having good road connections.

Accommodation comprises spacious entrance hall, dining room with feature bay window and open fireplace open through to an extended sitting room benefitting from a wood burning stove. The kitchen/breakfast room is fitted with feature lighting and two sets of bi-folding doors leading to a seating area with pergola over. There is also a dry cellar currently used as an art studio. To the first floor is a master bedroom with bay fronted window and fitted wardrobes, a guest bedroom with fitted wardrobes and French doors opening to a balcony, good size third bedroom and a stylish re-fitted four-piece family bathroom. Outside is a low maintenance front garden with stone retaining wall and gated access leading to the front door. The rear garden is landscaped with a paved patio, mature shrubs and a feature herringbone patio to the front of a garden room/workshop. Further benefits include uPVC double glazing, gas radiator heating and an oversized garage with electric roller door accessed via a rear service road. (A/1128/L)

- Three bedroom detached family home
- Two reception rooms
- 24' kitchen/breakfast room
- Landscaped rear garden with garden room/workshop
- Oversized garage with electric roller door
- No onward chain

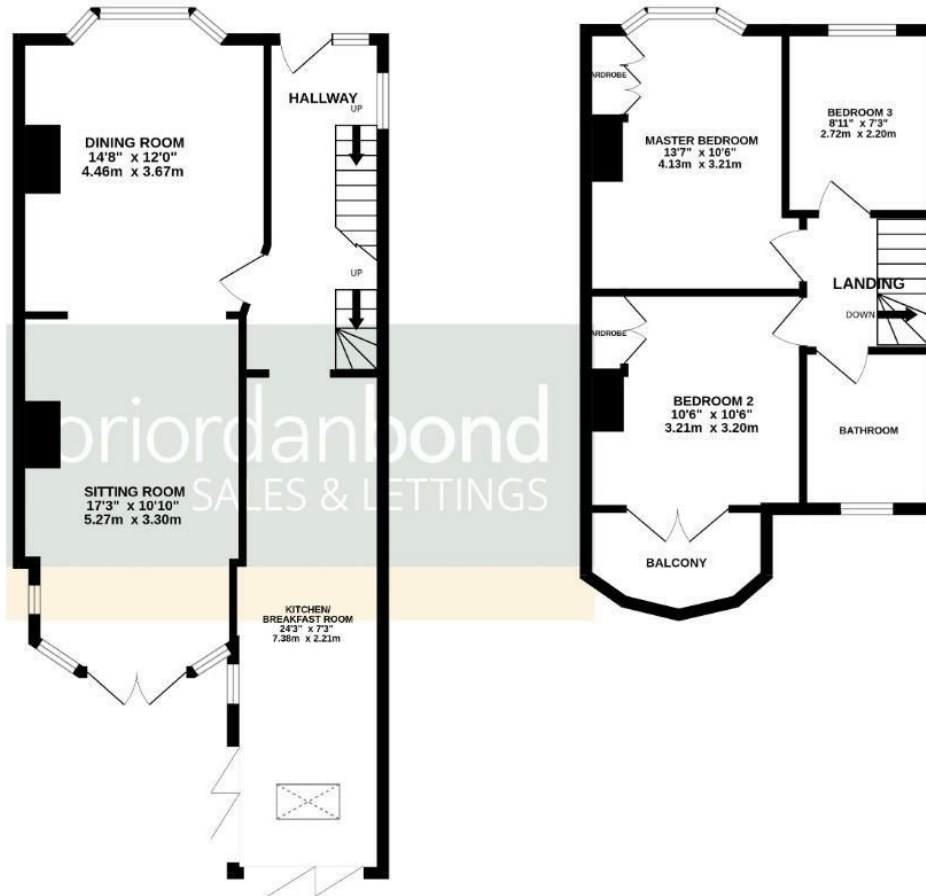
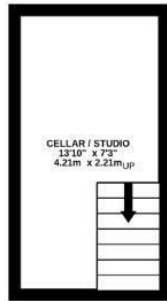




CELLAR  
100 sq.ft. (9.3 sq.m.) approx.

GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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### Additional information

- Council Tax Band: D
- 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.

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