69 Park Avenue
Rushden
NN10 9NP

Offers In Excess Of £270,000



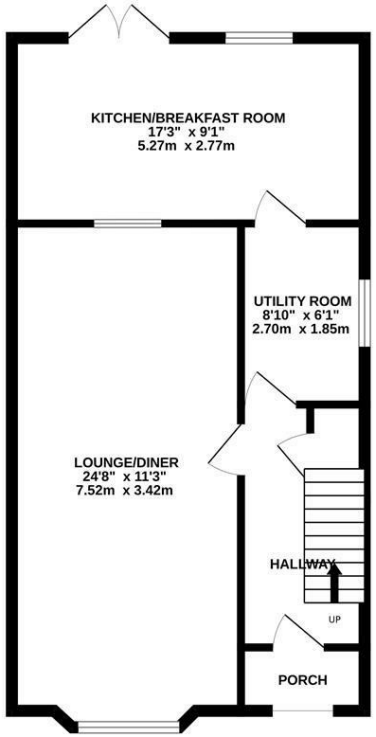


OSCAR JAMES

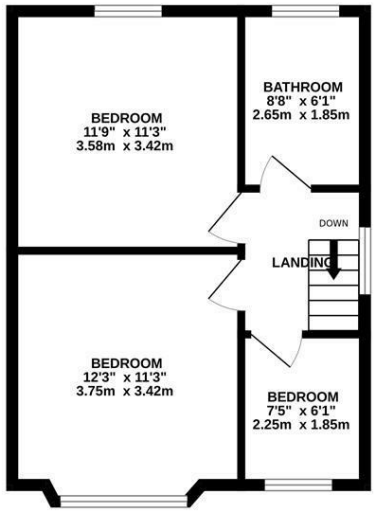
...expect excellence

FLOOR PLANS

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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...

- Spacious Lounge Diner
- Great sized kitchen diner
- 3 Generous Bedrooms
- Upstairs Family Bathroom
- Large Landscaped Garden
- Generous off road parking and garage



WHAT'S GREAT?

A beautifully presented three-bedroom home, ideally situated in a desirable residential location close to Rushden town centre.

Thoughtfully extended by the current owners, this lovely home offers spacious and versatile accommodation throughout, combining generous living space with a practical layout. A property that really does need to be viewed to be fully appreciated.

The accommodation comprises a welcoming entrance hall, a large open-plan lounge/dining room, an impressive extended kitchen/breakfast room and a useful ground floor utility room.

Upstairs, there are three generously proportioned bedrooms, together with a well-appointed family bathroom.

Outside, the property continues to impress with a substantial rear garden which has been thoughtfully landscaped, creating a fantastic space for relaxing and entertaining. To the front, a generous driveway provides ample off-road parking and leads to a detached garage.

With its spacious accommodation, attractive presentation and convenient location, this is a fantastic family home offering plenty to enjoy.

For further information or to arrange your internal inspection, contact the sole selling agents, Oscar James, today.



SELLER'S SECRET

I've lived here for 10 years and have thoroughly enjoyed my time here. The location is wonderfully quiet yet perfectly convenient for both the town and also the fantastic road links close by.

I hope that whoever buys our home has as much enjoyment as we have from it.





Why we like it....

Location, location, location! This house is in one of THE best regarded roads in the town and simply must be viewed to be appreciated.

Be quick though, we don't expect it to be on the market for long!

OSCAR JAMES

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To buy or not to buy....