

70 Abington Park Crescent
Abington



RICHARD  GREENER



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£899,950

A magnificent and imposing seven bedroom semi detached family home situated on a large elevated corner plot measuring approximately 0.35 of an acre in one of the towns most prestigious locations.

Accommodation

Ground Floor: Porch | Reception Hall | Cloakroom | Living Room | Dining Room | Kitchen | Rear Lobby | Utility Room | Shed

First Floor: Landing | Bedroom One | Bedroom Two | Bedroom Three | Bedroom Four | Bathroom

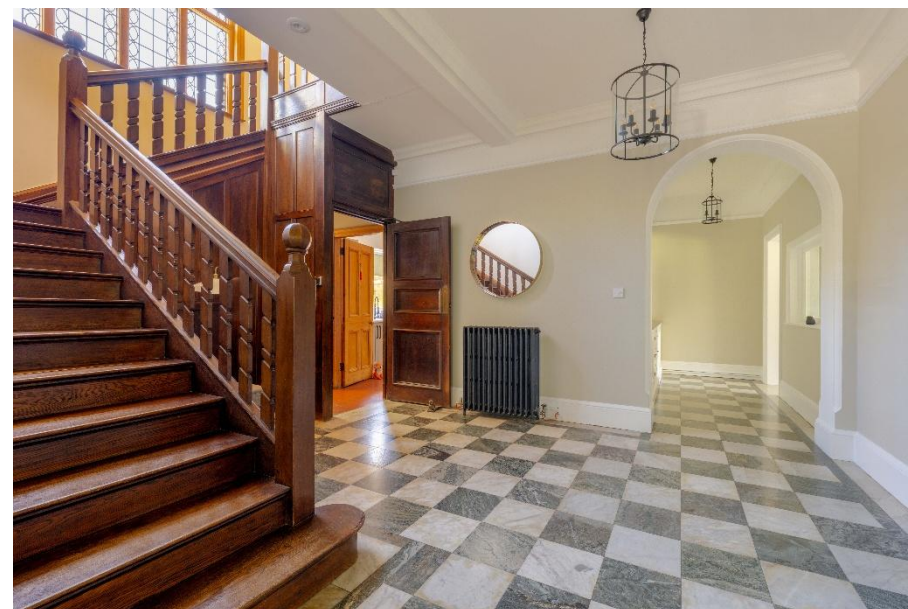
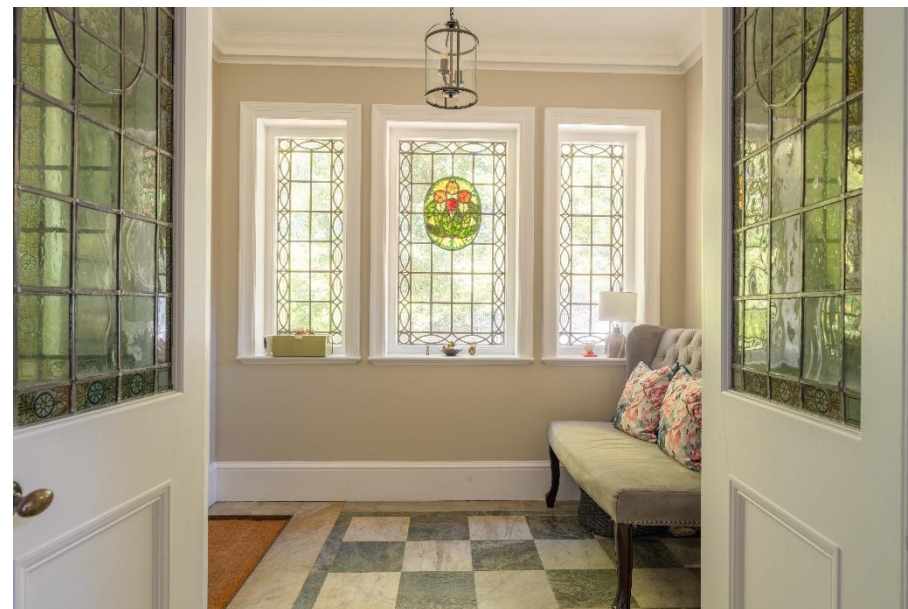
Second Floor: Landing | Bedroom Five | Bedroom Six | Bedroom Seven | Shower Room

Outside: Kitchen Garden | Double Garage

Approximately 3,557 Square Feet

RICHARD  **GREENER**

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Description

A magnificent and imposing seven bedroom semi detached family home situated on a large elevated corner plot measuring approximately 0.35 of an acre in one of the towns most prestigious locations.

The property was constructed in 1922 by a well regarded local builder S & C Cosford and retains much of its original character features of the original house.

The present vendors have carried out a number of improvements to include refitting the kitchen, bathroom and shower room and carried out a complete redecoration programme.

The accommodation comprises entrance porch, reception hall, living room with inglenook fireplace, dining room, kitchen, pantry, rear lobby and utility room. To the first floor four bedrooms and a family bathroom and a further three bedrooms and shower room to the second floor.

Outside there is a gravelled driveway giving off road parking for several vehicles and leading to the double garage. The lovely well stocked garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.











Gardens

The beautiful and well stocked gardens are mainly laid to lawn to the front and side of the property with large stone patio area. The large garden is mainly laid to lawn with many mature flowers and shrubs, bushes and trees giving privacy. Enclosed by wood panel fencing and brick walling. There is a recently installed remote control electronic gate and pathway to the front leading to the entrance. The garden enjoys a sunny aspect and high degree of privacy. The plot measures approximately 0.35 of an acre.



Approximate Gross Internal Area
 Ground Floor (Including Garage / Shed) = 176.8 sq m / 1,903 sq ft
 First Floor = 98.2 sq m / 1,057 sq ft
 Second Floor (Excluding Eaves) = 55.5 sq m / 597 sq ft
 Total = 330.5 sq m / 3,557 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Services

Mains drainage, gas, water and electricity are connected.

Council Tax

West Northamptonshire Council - Band F

Local Amenities

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately one mile distant. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

How To Get There

From Northampton town centre take the Billing Road in an easterly direction passing the Northampton School for Boys. At the traffic lights turn left onto Park Avenue South and take the next turning on the right into Abington Park Crescent. Proceed along the the side of Abington Park and down the dip towards the Wellingborough Road where the property can be found right right at the end on the right hand side. Turn right at the traffic lights and then immediately turn right into the driveway.





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