



# Hillside Way

Weston Favell Village, Northampton

**oriordanbond**  
SALES & LETTINGS



## Hillside Way

Weston Favell Village  
NN3 3AW

Price  
£435,000

O'Riordan Bond is pleased to offer for sale this four bedroom detached family home, situated in a cul-de-sac, within the sought after Weston Favell Village. This well positioned home is within walking distance of Abington Park, local schooling and other amenities as well as having good transport links.

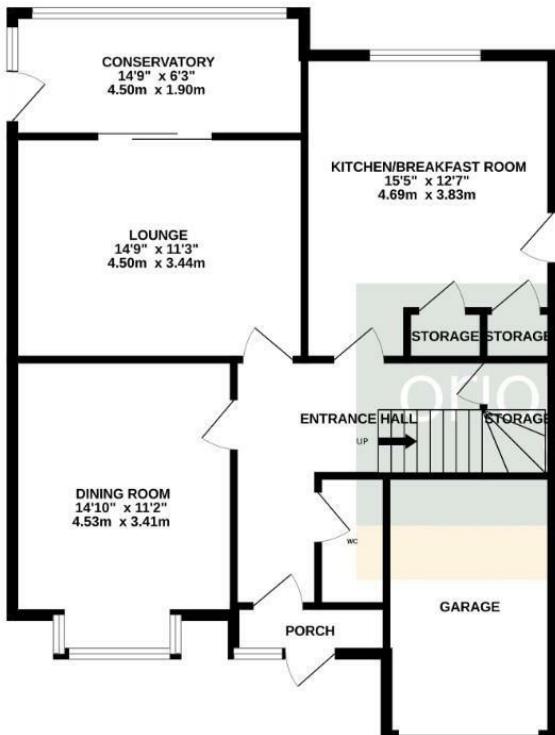
The property has accommodation comprising porch, entrance hall, cloakroom/WC, sitting room, solid oak kitchen/breakfast room, dining room with a feature bay window and a conservatory. The first floor provides four bedrooms, a family shower room and separate family bathroom. Outside, to the front is a driveway providing off road parking leading to an integral garage. The rear garden is landscaped with a paved patio, lawn area and mature shrubbery. Further benefits include uPVC double glazing and gas radiator heating. (B/1589/M)

- Four bedroom detached home
- Separate reception rooms and conservatory
- Separate family bathroom and shower room
- Gas radiator heating
- Landscaped rear garden
- Driveway and garage

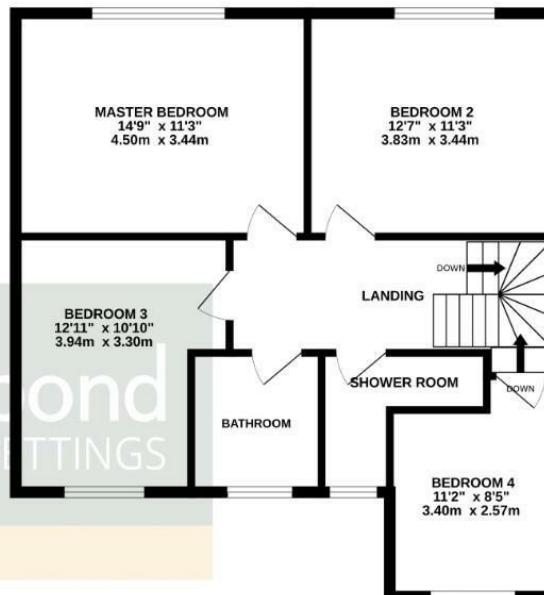




GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



GARAGE INCLUDED IN THE TOTAL SQUARE FOOTAGE

TOTAL FLOOR AREA: 1589 sq.ft. (147.6 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: E
- Energy Efficiency Rating: C

#### 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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