



1 Williton Close
Abington Vale, Northampton

oriordanbond
SALES & LETTINGS



1 Williton Close

Abington Vale

NN3 3BG

£400,000

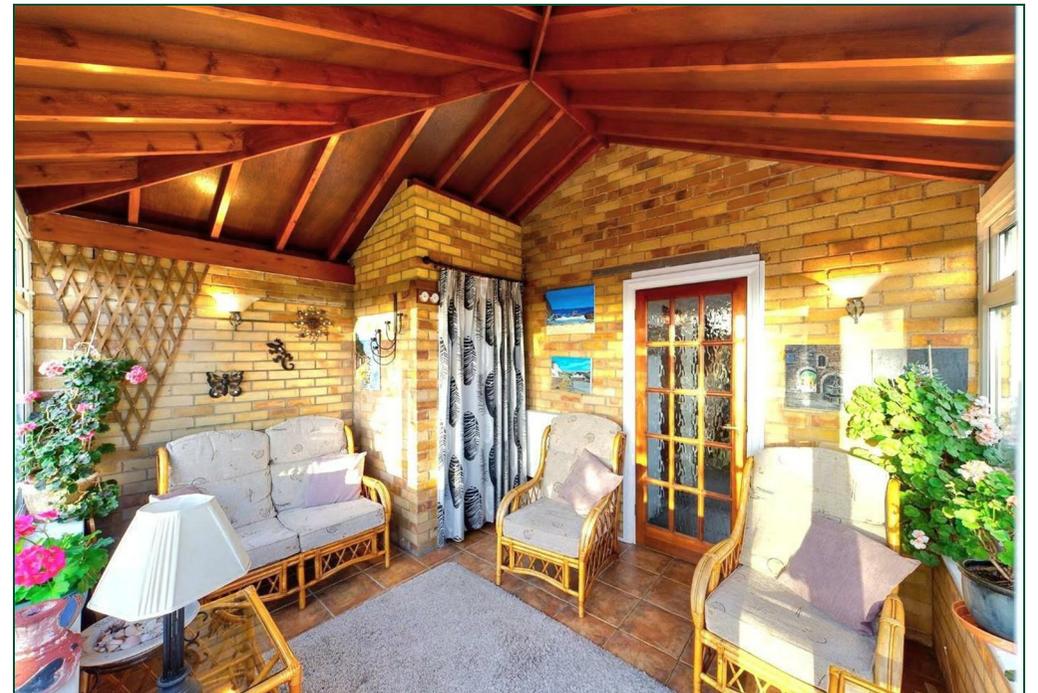
A mature detached house, in this highly sought after location, within walking distance of Abington Park. The property has been extended to the side and rear and provides a spacious family home which has been well maintained and improved. The property occupies a corner plot with a private rear garden.

Accommodation includes entrance hall, open plan living area to include sitting/dining/family room, fitted kitchen, large utility room, inner hall leading to study area, a cloakroom/WC and garden room, first floor landing, four well proportioned bedrooms and a re-fitted family bathroom with shower. The property benefits from uPVC double glazing, gas radiator heating and a garage which can be accessed from the garden room. Outside is a good size open plan front garden with driveway leading to the garage. There is separate side gated access to the rear garden which has been nurtured and landscaped with a private aspect. There is also a useful brick garden store to the side of the garden room. (A/1250/M)

AGENTS NOTE: Under the Estate Agents Act 1979, we hereby notify you that the vendor is an employee (or relative of an employee) for the selling agents O'Riordan Bond.

- Extended four bedroom detached home
- Open plan living area
- Conservatory/garden room
- Re-fitted family bathroom
- Landscaped corner plot rear garden
- Driveway and garage







Approximate total area⁽¹⁾
 1498.16 ft²
 139.18 m²

Reduced headroom
 19.85 ft²
 1.84 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Additional information

- Council Tax Band: E
- 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 Sales

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