



**9 Oakwood Road**  
Northampton,

**oriordanbond**  
SALES & LETTINGS



## 9 Oakwood Road

Northampton

NN1 4SX

£335,000

A spacious mature semi-detached family home with substantial extensions which double the size of the ground floor foot print and include the addition of a fourth bedroom in the loft space. Situated in this enviable position within Abington, close to many local amenities including shops, schools and the popular Abington Park.

Entrance hall, cloakroom/WC, cellar, sitting room, dining room, beautifully re-fitted and extended kitchen/breakfast room with integrated appliances and roof lantern over leading to a large garden room providing further living space and an ideal dining/family room with WiFi controlled modern electric radiators which in turn leads onto the rear garden. To the first floor are three bedrooms and a re-fitted family bathroom with large bath and shower. Stairs from the first floor landing lead to a further bedroom. Outside is a courtyard garden to the front and a good size private enclosed rear garden. There is a tarmac service road leading to the detached double garage with remotely controlled electric roller shutter door. Further benefits include gas radiator heating, uPVC double glazing, and period character features. (B/1480/L)

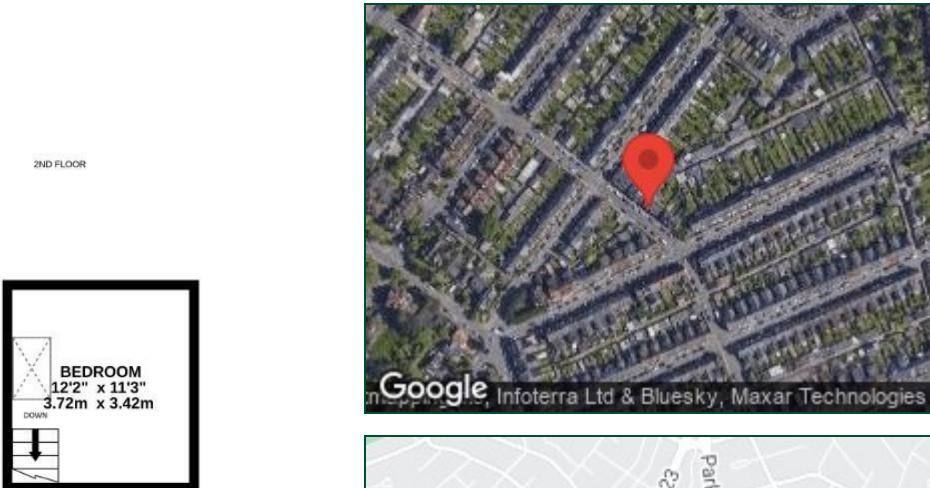
- Spacious four bedroom semi detached home
- Two reception rooms and large garden room
- Re-fitted and extended kitchen/breakfast room
- Gas radiator heating
- Large rear garden
- Double garage with remote control roller shutter door







TOTAL FLOOR AREA: 1480sq.ft. (137.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be treated 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: C
- 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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