



Guide Price

£750,000

Freehold

11 Heronsford, West Hunsbury, Northampton, NN4 9XG

A beautifully presented and substantial family home situated in one of Northampton's most sought after locations and set in a large private garden backing onto parkland. Potential for an extension (subject to planning). Available With No Upward Chain

Northampton

10 Bridge Street, Northampton, NN1 1NW

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Accommodation In Brief:

Reception Hall, Cloakroom, Lounge, Home Office, Open Plan Kitchen/Dining, Laundry Room, Master Bedroom & En-suite Shower Room, Three Further Bedrooms, Family Bathroom. Gardens, Extensive Block Paved Driveway and Double Garage

Situation

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. Primary and secondary schools are available nearby and in Northampton itself. Quinton House independent school is in Upton and caters for 2-18 year olds. Northampton station is approximately 3 miles away and has rail services to Euston taking 46 minutes.





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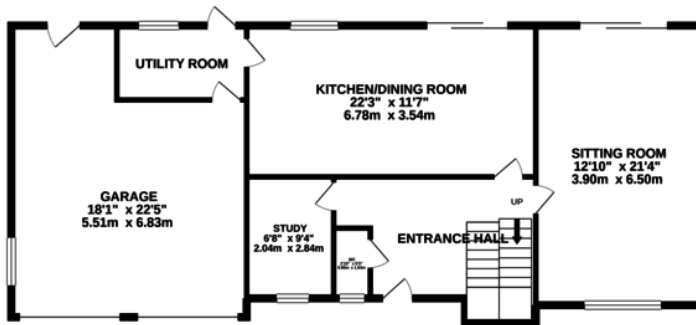
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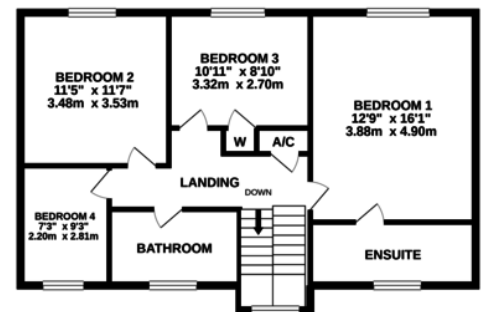
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Local Authority: Northampton Borough Council

GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 20268sq.ft. (1883.0 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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