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# Birchfield Road, Abington, NN1 4RJ

£379,995 Terraced

4 2 2



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Abington  
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## Property Summary

Offered to the market is this impressive double bay fronted home, situated on one of Abington's most sought after roads and within easy walking distance of Abington Park. Beautifully presented throughout, the property blends period charm with a stylish contemporary finish and offers four bedrooms and two bathrooms.

The ground floor comprises entrance porch leading into a welcoming hallway, which opens into a spacious bay fronted sitting room with a feature fireplace. A second reception room also benefits from a feature fireplace and an original floor to ceiling window, adding to the home's character. To the rear, there is a convenient WC, while the standout feature is the stunning refitted kitchen/diner, complete with integrated appliances, underfloor heating, and bay French doors opening onto the garden.

On the first floor, there are three well proportioned double bedrooms and a single bedroom. The principal bedroom benefits from an en-suite shower room with underfloor heating. A stylish family bathroom completes the accommodation, featuring a freestanding three quarter bath with overhead shower.

The rear garden provides a pleasant outdoor space and includes access to a carport via a service road. The property also benefits from a front garden.

This superb family home offers generous living space, character features, and an enviable location in Abington.

EPC Rating: D. Council Tax Band: C





# Floorplan



## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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