

Avenue Road  
Rushden  
NN10 0SJ

Offers in the region of £400,000

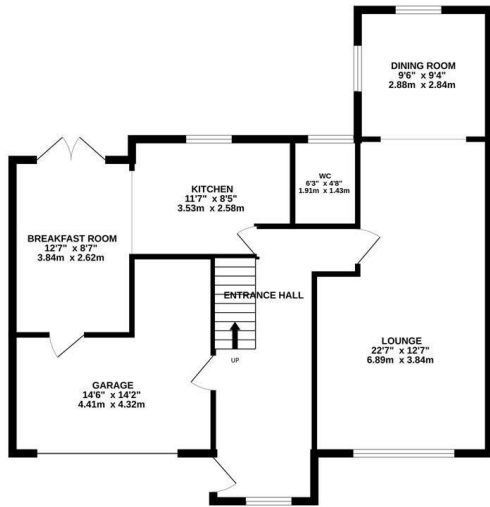


OSCAR JAMES

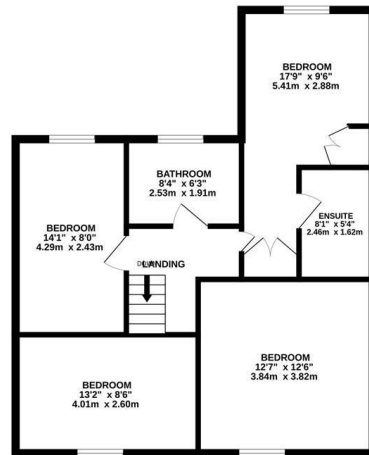
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.8 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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## AT A GLANCE...



Extended spacious living



Kitchen with breakfast room



Four double bedrooms



Cloakroom, ensuite & family bathroom



Private garden



Generous plot with ample off road parking



# WHAT'S GREAT?

Sought after Avenue Road in Rushden with Open Field Views

This spacious detached home occupies a generous plot, boasting countryside views to the front. Offering four double bedrooms and versatile living space, the property has been thoughtfully extended to provide excellent accommodation throughout.

The hall leads to all ground floor rooms, including a large lounge that flows into the extended dining area. The kitchen features a bright and airy breakfast room, cleverly created from a portion of the double garage. A cloakroom and convenient access from the hallway into the garage complete the ground floor.

Upstairs the master bedroom, formed from a two-storey extension, offers ample built-in wardrobes and an en-suite, alongside three further double bedrooms and a family bathroom.

Externally, the home enjoys a wonderfully private garden, perfectly complementing the front rural aspect. Set back from the road, there is ample off-road parking with additional access to the double garage. The location provides the ideal balance of a peaceful setting while remaining close to local amenities and excellent road links to Bedford.

...expect excellence



# SELLER'S SECRET

"We've always loved the peaceful feel of the house, especially the open field views at the front it's something really special. The garden is private which we love, making it perfect for relaxing and the extended space downstairs has been ideal for family life."



## Why we like it....

This is a fantastic opportunity to acquire a family home in one of Rushden's most desirable roads. With generous living space, four double bedrooms and beautiful views, it perfectly balances rural charm with convenient access to local amenities and road links."

To buy or not to buy....

# OSCAR JAMES

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