

Gardenfield  
Higham Ferrers  
NN10 8FL

£295,000

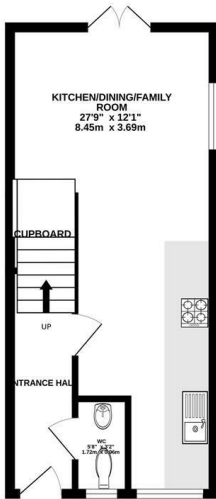


OSCAR JAMES

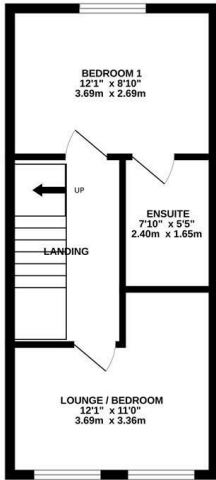
...expect excellence

# FLOOR PLANS

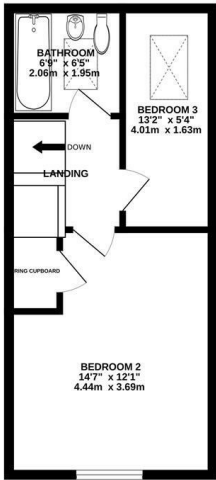
GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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...



Open plan living space on the ground floor with the option of a first floor lounge



Kitchen with integrated oven and dishwasher



3/4 bedrooms dependent on how you choose to configure the first floor space



Ground floor WC, ensuite to master and second floor family bathroom



Enclosed rear garden



Double width driveway for two cars





## WHAT'S GREAT?

Oscar James are delighted to offer to the market this lovely 3/4 bedroom home situated in an excellent residential location just a short walk from Higham's town centre and local primary school.

This beautifully presented property simply must be viewed to be appreciated and an early inspection is highly recommended.

Offering versatile accommodation over three floors comprising; open plan ground floor kitchen -dining - living room and ground floor WC.

On the first floor expect to find the master bedroom with ensuite bathroom along with bedroom 2 / formal lounge.

On the second floor there are two further bedrooms and a family bathroom. The loft has also been boarded.

Outside, there is a lovely, enclosed rear garden and to the front there is a driveway providing off road parking for two cars.

For more information or to book your viewing appointment contact sole selling agents Oscar James today!

...expect excellence



# SELLER'S SECRET

We love our home! The location is so convenient for the local schools and the town centre, it's just a short walk away to a variety of coffee shops, convenience stores and eateries.

We really want to stay in Higham as it's such a lovely place to live and we are simply looking at moving up the ladder and buying our next home.

We hope that whoever buys our home loves it here as much as we do.



## Why we like it....

We think this is a cracking property!  
Great location, beautifully presented  
and plenty of space.

What's not to like?!

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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