

19 Goodwood Avenue  
Parklands  
Northampton  
NN3 6ED

£310,000

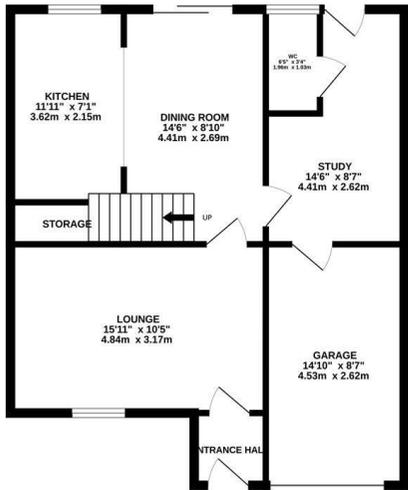


OSCAR JAMES

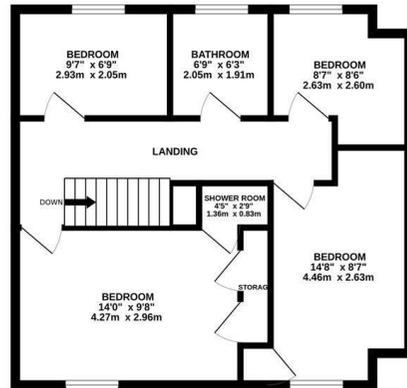
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# FLOOR PLANS

GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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## AT A GLANCE...



Bright and Spacious Living Areas



Modern Fitted Kitchen



Four Bedrooms



Shower Room to Master



Westerly Facing Garden



Clay Block Driveway



## WHAT'S GREAT?

A fantastic opportunity to purchase a spacious and extended four bedroom family home in the ever-popular Parklands area, offered with no onward chain.

Ideally located within walking distance of Northampton School for Girls, Parklands Primary and Thomas Becket Catholic School, the property is perfectly suited to family life. Local shops are close by, and Bradlaugh Fields is just a couple of minutes' walk away.

The ground floor has been thoughtfully extended to provide additional flexible space, including a study or playroom and a convenient downstairs WC. The main living areas feel bright and welcoming, with French chestnut flooring throughout, along with a good size kitchen/dining space ideal for everyday living.

Upstairs, there are four bedrooms, with the main bedroom benefiting from its own shower room. The family bathroom is fitted with a modern white suite and shower over the bath.

The rear garden is a real highlight — westerly facing, private, and mainly laid to lawn, enjoying sun throughout the day. To the front, a block paved driveway provides ample off-road parking, along with an integral single garage offering further potential for conversion, subject to the usual permissions.

Having been in the same ownership for 38 years, this is a home that has clearly been well looked after and enjoyed, and now offers an excellent opportunity for its next owners.

...expect excellence



# SELLER'S SECRET

This has been our much-loved family home for 38 years, and it holds so many special memories for us. From the very beginning, we were lucky to be surrounded by wonderful neighbours, and over the years it has grown into a real community where people look out for one another.

One of my favourite things about the house has always been the garden. Because it faces west, it's bathed in sunshine for most of the day during the summer months. I've spent countless peaceful mornings out there, enjoying a quiet cuppa and listening to the world wake up—it's something I'll always treasure.



*Why we like it....*

A ready-to-move-in family home with no onward chain, just minutes from local schools.

## OSCAR JAMES

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*To buy or not to buy....*

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