

81 Wharf Road  
Higham Ferrers  
Rushden  
Northamptonshire  
NN10 8BQ

£400,000

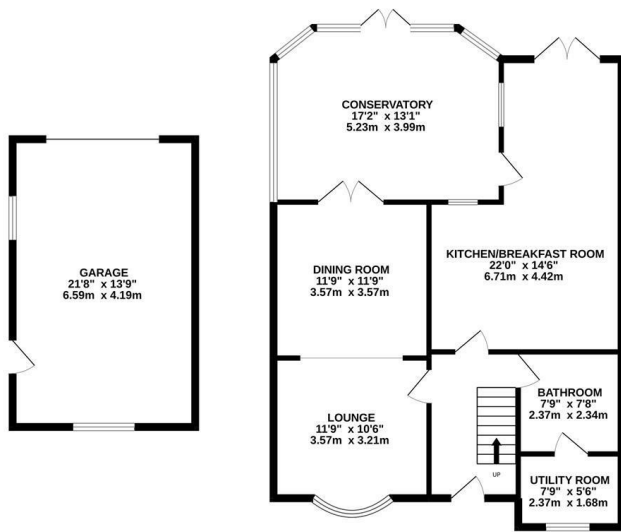


OSCAR JAMES

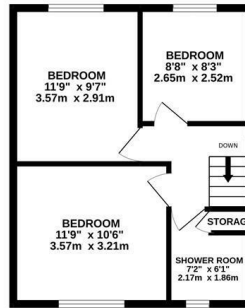
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# FLOOR PLANS

GROUND FLOOR  
1217 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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...



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## WHAT'S GREAT?

\*\*\* SEEING IS BELIEVING\*\*\* A truly sensational family home situated on one of the most sought after roads in Higham Ferrers. Although labelled as a three bedroom semi detached home this property offers more than what initially meets the eye both internally and externally, this property is the perfect family home & a gardeners paradise. VIEWING IS HIGHLY RECOMMENDED

The ground floor of this property will blow you away, the sheer size and layout is just fantastic, the entrance hall welcomes you into the property & gives access to a downstairs bathroom which leads to the utility room, the entrance hall also leads to the lounge and the kitchen breakfast room. This property has two fantastic size reception rooms, the lounge sits to the front of the property and features a bay window, this then opens up into the second reception room which could be a dining room or a second lounge, this room hosts an attractive fireplace & double doors that lead into the conservatory.

The kitchen/breakfast room is a fantastic size and an amazing entertaining space, the kitchen is fully fitted with wall and base units and built in appliances including a double oven

and hob. The L shape layout of the kitchen makes this a very sociable space, there is a breakfast bar which is placed in front of a internal window which offers views into the conservatory, the kitchen also features a door leading into the conservatory.

The Conservatory itself is a wonderful, versatile space, its windows & doors to the rear not only offer views but access to the incredible rear garden. The first floor of this home consists of three bedrooms two which are doubles there is also a shower room.

Externally to truly appreciated everything this property has to the rear you have to view it. A large rear garden with stunning decking area, a plunge pool, well maintained lawn areas, gated secure parking & garage to the rear.

The property also has expired planning permission for a further extension to the first floor

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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