Treetops, 21 Abington Park Crescent, Northampton NN3 3AD
A substantial family home enjoying views across Abington Park

The Property
Constructed in the 1930s, Treetops offers extensive family living accommodation exceeding 4,000 sq.ft over two floors. During their time at the property the current owners have improved Treetops, the results of which can clearly be seen when visiting the property, though it is recognised that there is further scope and need for modernisation with the potential of creating arguably the finest house on Abington Park Crescent.

On the ground floor an entrance porch provides access to an impressive central reception hall with feature fireplace and wood burner. A grand staircase rises to a spacious galleried landing area with ornate glazed roof light and oak doors provide access to the outside veranda. There are three principal reception rooms to include a dining room with open fireplace, family room with wood burner fire and sitting room with wood burner fire set to feature fireplace and window seats. Refitted and redesigned by the current owners, the kitchen/breakfast room forms an impressive feature to the property. The kitchen comprises generous range of units to include island unit with integrated range cooker, wooden work surfaces, oak flooring, integrated dishwasher and pantry spaces. There is also a separate utility room and wood burner fire to the breakfast/living area.

Adjoining the family room is what is believed to be a former air raid shelter which could provide potential additional living space incorporated into the main house, such as a media or cinema room.

To the first floor a galleried landing provides access to the bedroom accommodation which includes a large master suite with refitted en suite bathroom and a dressing room (formerly bedroom six). There is also access to a balcony area which can also be accessed from bedroom two. There is a family bathroom comprising shower, wash hand basin, WC and bath.

Features
• Entrance porch, reception hall and cloakroom
• Sitting room, dining room and family room
• Refitted kitchen/breakfast room
• Utility room
• Former air raid shelter and cellar
• Five bedrooms
• Master bedroom with en suite bathroom and dressing room
• Family bathroom
• Outbuildings and stores
• Off-road parking and garaging
• Mature gardens and grounds

About 0.25 of a hectare (0.62 of an acre)
Outside
To the front of the property is a large driveway and courtyard area providing off-road parking for a number of vehicles. This in turn provides access to a double garage and incorporates a detached brick-built outbuilding. There is a lawned area, outside lighting and a secondary driveway which in turn provides access to a further garage. The gardens and grounds form an attractive setting to Treetops and are well established with the total plot extending to around 0.62 of an acre. The gardens are largely laid to lawn and includes a veranda and raised terrace.

Location
Abington Park Crescent is located in a conservation area and runs parallel to Abington Park. Located 1½ miles to the east of Northampton town centre the area is well placed for communications giving easy access to the M1 motorway (junction 15) via the A45 dual carriageway. Train services are available from Northampton to London Euston with journey times of around 1 hour and also from Wellingborough to London St Pancras with journey times of around 50 minutes. Both state, primary and secondary education is provided close by to include the highly regarded Northampton School for Boys, Weston Favell Upper School and Northampton School for Girls. Private educational establishments include Wellingborough School, Northampton High School for Girls and Pitsford School.

- Northampton town centre 1½ miles
- M1 (junction 15) 4 miles
- Wellingborough 10 miles
- Milton Keynes 16 miles

(Distances/time approximate)
Directions (NN3 3AD)
From Northampton take the Billing Road towards Northampton School for Boys. At the traffic light junction with Park Avenue South and Billing Road East and Rushmere Road, turn left into Park Avenue South. Take the next right into Abington Park Crescent and Treetops can be seen occupying a private position on the right hand side.

Property Information
Services: Mains, water and gas are connected to the property. Partial gas radiator heating.

Local Authority: Northampton Borough Council
Tel: 03003 307 000

Council Tax Band: 'G'

Tenure: Freehold

Viewing: Only by appointment with Jackson-Stops & Staff – Tel: 01604 632 991

March 2016