18 Hillside Avenue, Silverstone, Northamptonshire NN12 8UR

Guide Price: £325,000

This established detached family home is set within convenient walking distance of both the centre of Silverstone and the primary school. Offering three bedrooms, the property is presented in excellent order and enjoys an enclosed west facing rear garden, garage and driveway parking.

Features
- Detached property
- Sought after village location
- Three bedrooms
- Family bathroom
- Open plan sitting dining room
- Kitchen
- Cloakroom
- Enclosed west facing garden
- Garage
- Driveway parking
- Energy rating D
**Location**
The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors’ surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!

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**Ground Floor**
Entrance hall, cloakroom, open plan sitting/dining room with French doors opening onto the garden, kitchen with a range of fitted cupboards and integrated appliances including dishwasher, oven and hob. Door leading to the garden.

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**First Floor**
Three bedrooms and a family bathroom.

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**Outside**
The property is set in a no through road and approached by steps leading to the front door. A driveway leads to the garage with the remainder of the front garden laid to lawn. A side gate leads to the rear garden.

To the rear of the property, the west facing garden is enclosed on all sides, predominantly laid to lawn with a patio area and flower beds planted with shrubs.
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.