



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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. Made with Metrepro 5/2024

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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A truly beautiful, extended period cottage set in the heart of the historical village of Silsoe being offered with no onward chain.

- Lounge with log burner.
- Separate dining room.
- Double glazed windows and doors.
- Off-road parking.
- Double storey extension.
- External summer house serving as an office area.

## Ground Floor

### Lounge

14' 0" x 12' 0" into alcoves (4.27m x 3.66m) Entrance door to the side, feature fireplace with log burner, sealed double glazed bay window to the front, coving, radiator.

### Dining Room

10' 7" x 8' 10" plus under stairs area (3.23m x 2.69m) Sealed double glazed window to the side, radiator.

### Kitchen

9' 4" x 8' 2" (2.84m x 2.49m) A range of base and wall mounted units with wooden work surfaces over, Butler sink with mixer tap, space for appliances, stable door to side, sealed double glazed window to the rear.

### Cloakroom/Utility

Space for washing machine, low level WC, sealed double glazed window to the rear, combi-boiler, radiator.

### Rear Lobby

Stairs rising to first floor.



## First Floor

### Landing

Access to loft, Velux window, radiator.

### Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m) Fitted wardrobes, window box seat, sealed double glazed window to the front, radiator.

### Bedroom Two

9' 10" x 7' 10" (3.00m x 2.39m) Dado rail, sealed double glazed window to the side, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, radiator, sealed double glazed window to the rear.

## Outside

### Rear Garden

Superb rear garden with lawn, a large patio area and timber fencing.

### External Office

11' 6" x 9' 9" (3.51m x 2.97m) Power and light, laminate flooring, access to loft space.

### Parking

Shingled driveway providing off-road parking.

