



# High Street

Greenfield,  
Bedfordshire, MK45 5DD  
£240,000

country  
properties

Rethatched in early 2024, this charming Grade II Listed cottage is full of character, including an abundance of exposed timbers. The accommodation includes a cosy living room with fireplace, separate dining room and fitted kitchen with built-in oven, hob and extractor. The double bedroom features a vaulted ceiling, and there is a first floor bathroom. There is an attractive garden to the rear with lawn, patio seating area, storage shed and mature shrub borders, plus off road parking for two vehicles to the rear. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE

Access via front entrance door with canopy porch over to:

### LIVING ROOM

Window to front aspect. Brick fireplace with tiled hearth. Radiator. Feature exposed wall timbers and ceiling beams. Door to:

### DINING ROOM

Small leaded light effect glazed window to rear aspect. Feature exposed wall timbers and ceiling beams. Radiator. Internal window to kitchen. Stairs to first floor landing. Built-in storage cupboard. Door to:

### REAR LOBBY

Opaque glazed door to rear garden. Wood effect flooring. Electric consumer unit. Door to:

### KITCHEN

Window to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in oven and ceramic hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Radiator. Wood effect flooring.

## FIRST FLOOR

### LANDING

Feature exposed wall timbers. Doors to bathroom and to:

### BEDROOM

Window to front aspect. Feature vaulted ceiling and exposed wall timbers. Radiator. Built-in storage cupboard.



## BATHROOM

Window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Feature exposed wall timbers. Radiator. Built-in storage cupboard.

## OUTSIDE

### FRONT GARDEN

Cobble style pathway leading to front entrance door. Mainly laid to gravel with various shrubs. Enclosed by hedging and picket fencing.

### REAR GARDEN

Immediately to the rear of the property is a paved patio seating area, with paved pathway extending alongside the lawned garden to gated rear access. A variety of shrubs. Timber garden shed. Enclosed by fencing.

### OFF ROAD PARKING

Off road parking for two vehicles to rear of property, accessed via Eaton Mews.

Current Council Tax Band: B

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

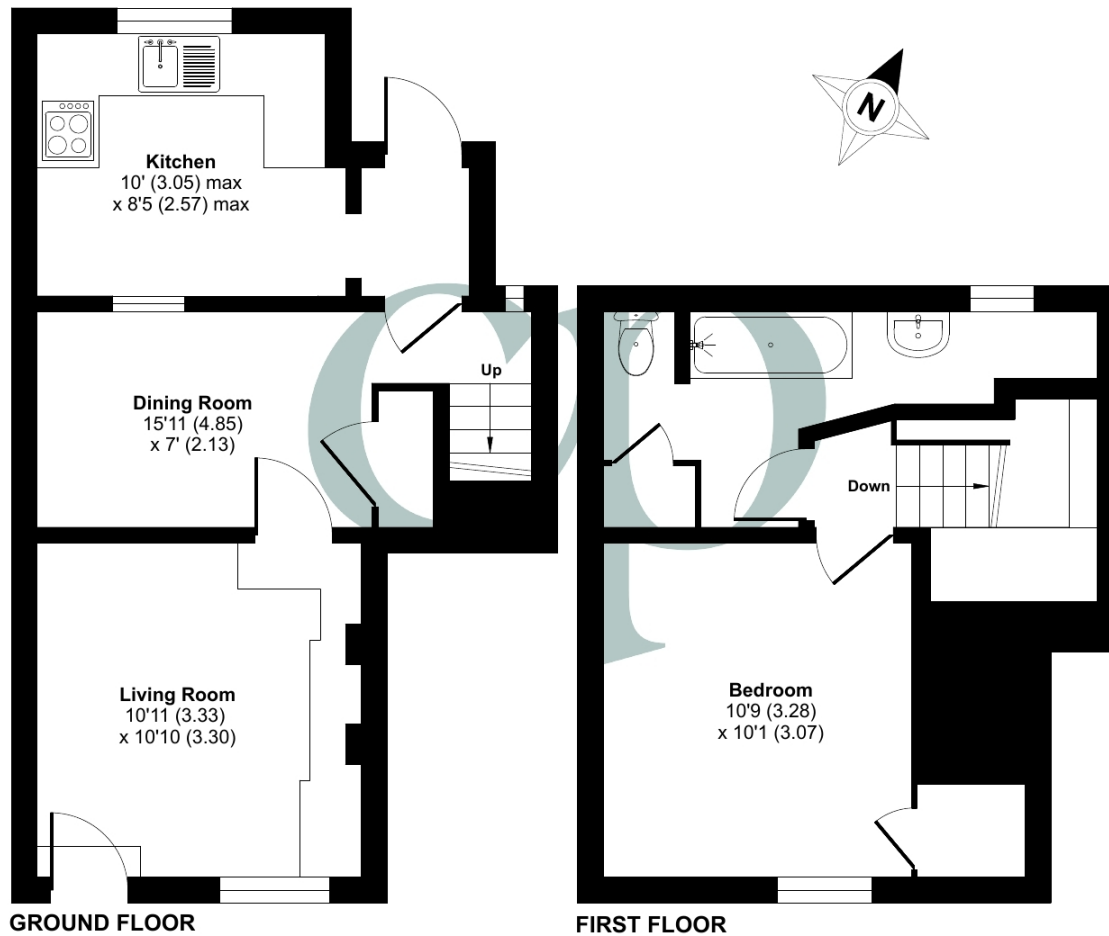
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 604 sq ft / 56.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Country Properties. REF: 1202138

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## Viewing by appointment only

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