



The Grove

Chalton Heights, Chalton,
Bedfordshire, LU4 9UF
Guide Price £375,000

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properties

With the benefit of no upper chain, this detached family home is set on a corner plot with wrap-around gardens which are predominantly set to the front and side, a garage and driveway parking. The well presented accommodation includes a multi aspect living room with feature fireplace and

French doors to conservatory, open plan fitted kitchen/dining room with a range of integrated appliances (as stated), three bedrooms and first floor family bathroom. Handy for commuters, the M1 (J11A) is just 1.2 miles and Leagrave's mainline rail station providing a direct service to St Pancras International is within 2.7 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed insert. Opaque double glazed window to side aspect. Tiled floor. Recessed spotlighting to ceiling. Opaque double glazed door and window to:

ENTRANCE HALL

Stairs to first floor landing. Tiled floor. Radiator. Door to living room. Open access to:

KITCHEN/DINING ROOM

Double glazed windows to front and rear aspects. A range of base and wall mounted units with wooden work surface areas incorporating butler style sink. Wall tiling. Built-in oven, hob and extractor. Integrated fridge/freezer, dishwasher and washing machine. Tiled floor. Radiator. Opaque double glazed door to side aspect.

LIVING ROOM

Double glazed window to front aspect. Two double glazed windows to rear aspect. Feature fireplace. Engineered wood flooring. Coving to ceiling. Radiator. Double glazed leaded light effect French doors to:

CONSERVATORY

Of part brick and double glazed construction. Double glazed French doors to side aspect. Radiator. Tiled floor.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Hatch to part boarded loft with light. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to side aspect. Radiator. Exposed floorboards. Built-in double wardrobe with mirrored sliding doors.

BEDROOM 2

Double glazed window to front aspect. Radiator.

BEDROOM 3

Double glazed window to side aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Shaver socket. Heated towel rail. Tile effect flooring.

OUTSIDE

GARDENS

Set on a corner plot, the gardens wrap around the property and are predominantly set to the front and side. Mainly laid to lawn. A variety of trees and shrubs. Outside lighting. Metal storage shed. Cupboard housing meters. Enclosed by fencing, hedging and walling. Gated side access.

GARAGE

Metal up and over door. Window to rear aspect.

OFF ROAD PARKING

Hard standing driveway providing off road parking for approx. two vehicles.

Current Council Tax Band: E.

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.

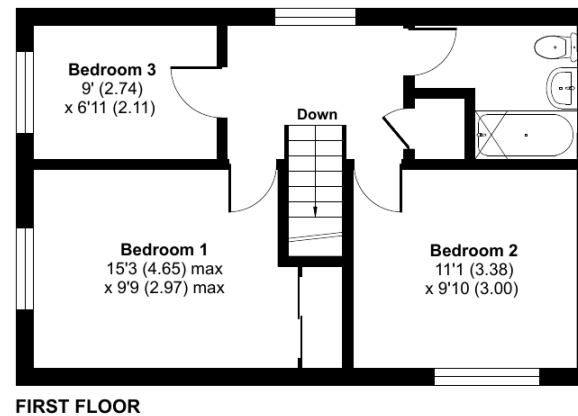
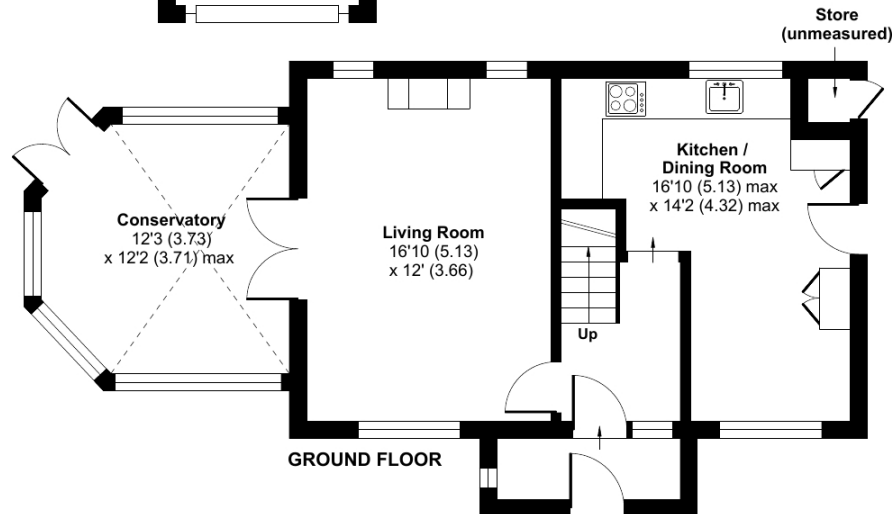
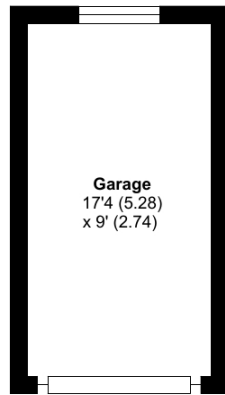
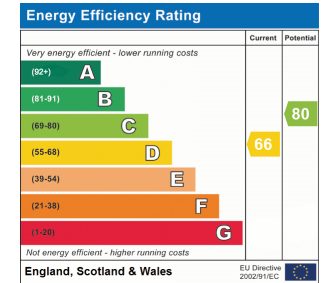


Approximate Area = 1070 sq ft / 99.4 sq m (exclude store)

Garage = 156 sq ft / 14.4 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1042179



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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