



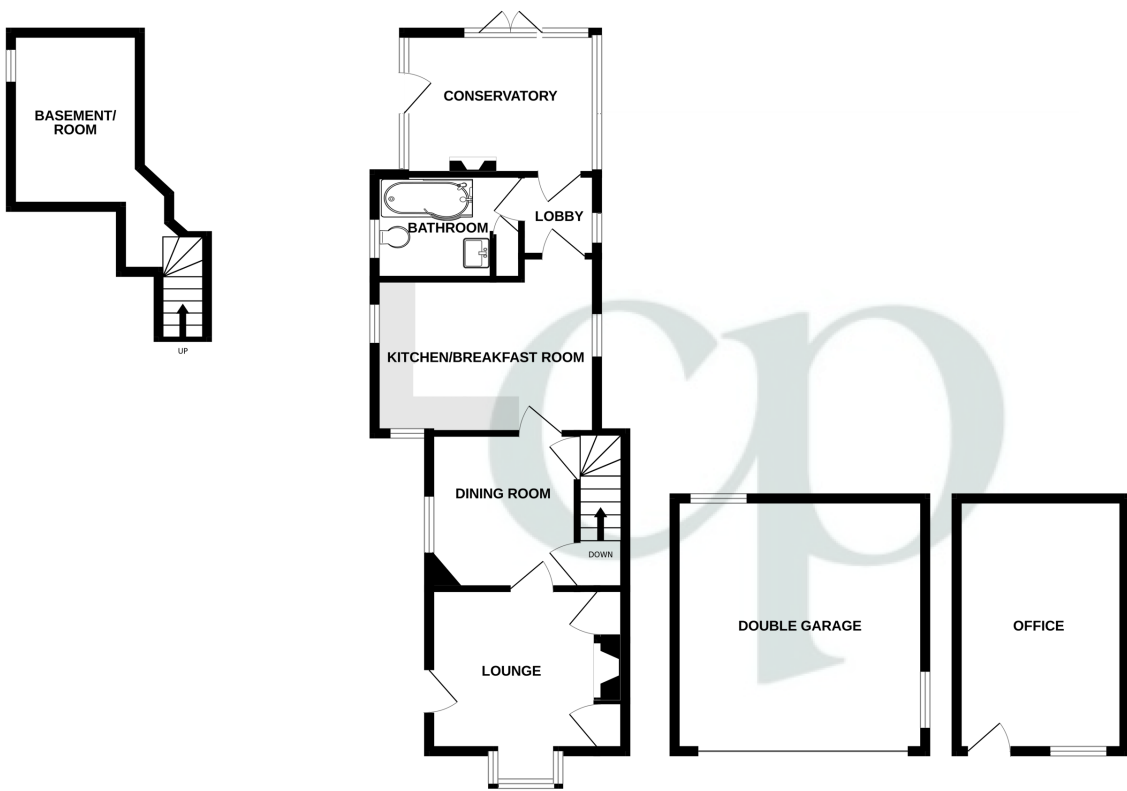
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properties

34, High Street
Stilsoe, Bedfordshire,
MK45 4EP
01525 400,000

BASEMENT

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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.
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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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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"The Cottage" Extended period semi-detached home dating back to the 1840's. Originally built by the distinguished De Grey family, this residence sits beside an English Heritage Grade I listed building and offers a rare blend of historic charm and modern comfort.

- Bay fronted lounge with feature fireplace.
- Separate dining room and access to the basement/study.
- Kitchen/breakfast room.
- Ground floor bathroom.
- Double garage and off-road parking for several cars.

Ground Floor

Entrance Hall

Double glazed entrance door, radiator.

Lounge

14' 1" x 11' 11" (4.29m x 3.63m) Open fireplace, fitted units into alcoves, double glazed window to the front, radiator.

Dining Room

11' 1" x 9' 2" (3.38m x 2.79m) Log burner, double glazed window to the side, radiator, latch door to:

Basement/Study

14' 1" x 9' 5" (4.29m x 2.87m) Window to the rear. escape route/stairs.

Kitchen/Breakfast Room

15' 2" x 9' 2" (4.62m x 2.79m) A range of base and wall mounted units with wooden work surfaces over, Butler sink, gas hob with oven under, space for fridge freezer, wall mounted boiler, double glazed windows to the front and side with fitted shutters, radiator.

Conservatory

13' 10" x 9' 9" (4.22m x 2.97m) Log burner, side door and double French doors opening to the garden.

Inner Lobby

Double glazed window to the side, radiator.



Bathroom

A suite comprising of a panelled bath with rainfall shower over, low level WC, wash hand basin, heated towel rail and radiator, double glazed window to the side with fitted shutters. Built in cupboard for washing machine.

First Floor

Bedroom One

14' 6" x 14' 1" (4.42m x 4.29m) Feature fireplace, fitted wardrobes, double glazed bay window to the front, radiator. Built in storage cupboard.

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m) Access to loft, airing cupboard housing hot water tank, double glazed window to the side with fitted shutters, radiator.

Outside

Rear Garden

Patio with wooden pergola over, mature shrub borders. Access to the Office and double garage.

Double Garage/Parking

19' 5 x14' 7" (5.92m x 4.45m) Detached double garage and separate office/workshop plus several off-road parking spaces.

