



Hills End

Eversholt,
Bedfordshire, MK17 9DR
£475,000

country
properties

This chain-free character home is set within a highly desirable semi-rural location, enjoying delightful walks and far-reaching views across surrounding countryside with the magnificent Woburn Deer Park just a 0.4 mile stroll away. The property is entered through a spacious hallway, leading to the 20'6" living room and guest cloakroom/WC. In addition, there is a separate dining room with access to both the fitted kitchen and conservatory. Both of the bedrooms are doubles (each with fitted storage) with the principal also having the benefit of an en-suite shower room, and there is a separate first floor bathroom. The established garden leads to a rear patio seating area taking full advantage of the elevated views, and parking is provided via the gravelled frontage and garage to rear. Road and rail links into the capital are available via the M1 and Harlington mainline rail station (within 6 miles approx). EPC: E.

- NO UPPER CHAIN
- 20ft living room plus separate dining room
- Fitted kitchen with wooden work surfaces & butler sink
- Off road parking at front of property, plus garage at rear
- Desirable rural location with far reaching countryside views
- Conservatory with French doors to established rear garden
- Two double bedrooms, en-suite shower room & separate bathroom



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with glazed insert. Windows to front and side aspects. Radiator. Floor tiling. Multi pane glazed door to living room. Multi pane opaque glazed door to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with storage beneath. Floor tiling. Recessed spotlighting to ceiling.

LIVING ROOM

Two windows to front aspect. Feature cast iron fireplace with decorative tiling and wooden mantel, housing coal effect gas fire (LPG - not in use). Two radiators. Stairs to first floor landing. Multi pane glazed door to:

DINING ROOM

Radiator. Recessed spotlighting to ceiling. Window and open archway to:

CONSERVATORY

Of part brick and timber construction with double glazed windows and French doors to rear garden. Radiator.

KITCHEN

Window to rear aspect. A range of base and wall mounted units with wooden work surfaces. Butler sink. Tiled splashbacks. Space for range style oven (LPG), washing machine, dishwasher and fridge/freezer. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Two windows to rear aspect. Two radiators. A range of fitted wardrobes. Recessed spotlighting to ceiling. Open access to:



EN-SUITE SHOWER ROOM

Window to front aspect. Opaque glazed window to rear aspect. Three piece suite comprising: Walk-in shower with electric shower unit, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

BEDROOM 2

Window to front aspect. Fitted wardrobe and storage units. Radiator. Recessed spotlighting to ceiling.

FAMILY BATHROOM

Opaque glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Built-in airing cupboard.

OUTSIDE

REAR GARDEN

A tiered paved patio area leads to lawn with mature tree and shrub borders. Cold water tap. Two double power sockets. A further patio seating area at the end of the garden enjoys elevated countryside views.



GARAGE

Right of egress over private land (with shared maintenance costs) leading to a single garage at rear of property. Up and over door. Power and light. Cold water tap.

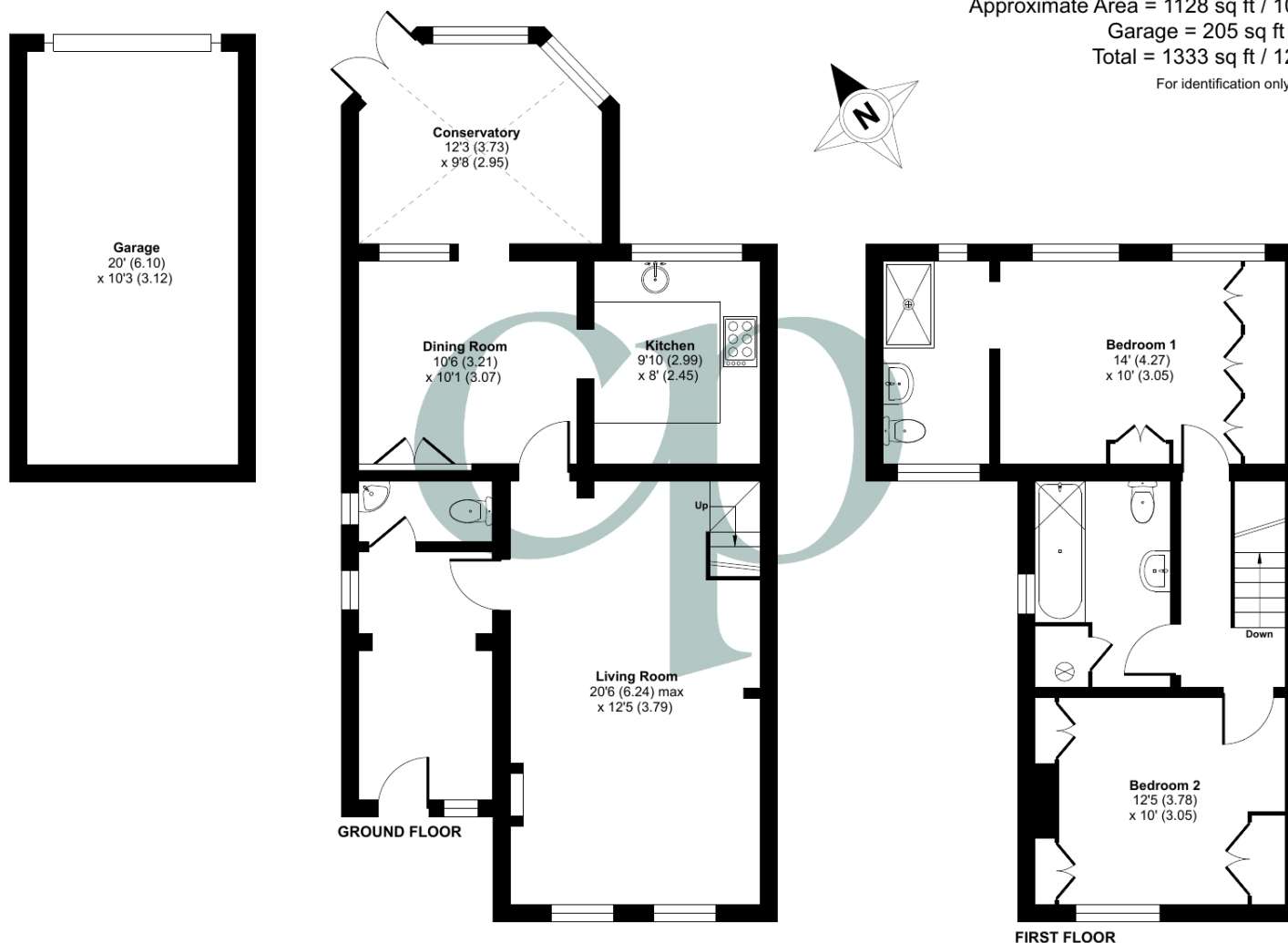
OFF ROAD PARKING

Gravelled frontage providing off road parking. LPG store.

Current Council Tax Band: D.

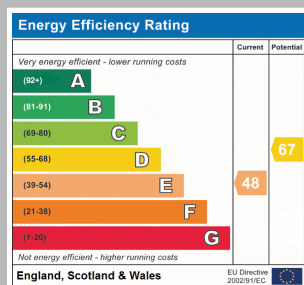






Approximate Area = 1128 sq ft / 104.7 sq m
Garage = 205 sq ft / 19 sq m
Total = 1333 sq ft / 123.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1256127



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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