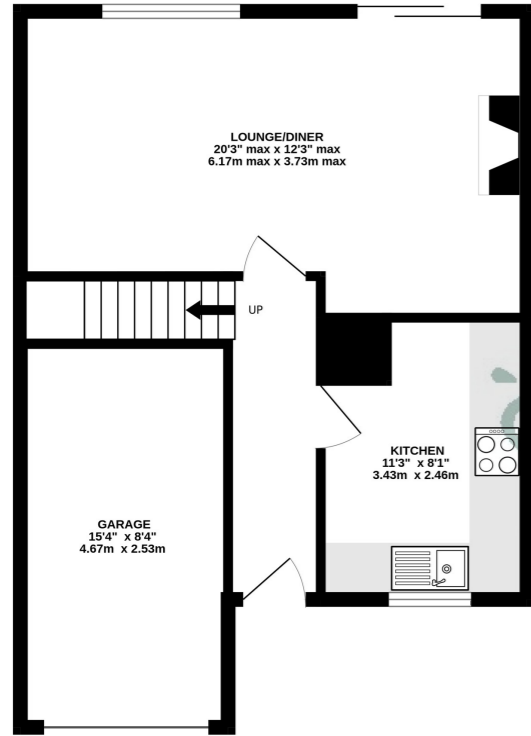
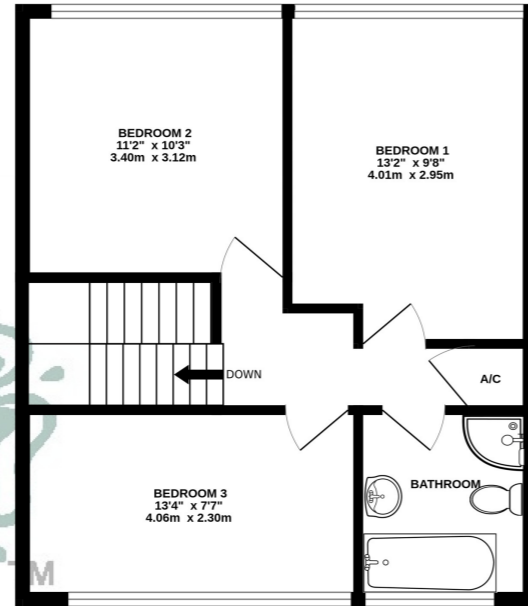


Floor Plans

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

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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7, Orchard Way

Cranfield, Bedfordshire,
MK43 0HU
£275,000

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

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

A great-sized semi detached house in a wonderfully centralised location, with great commuter links, an integrated garage and highly regarded local schools.

- Great commuter access via A421, M1 and Bedford Train Station.
- Garage and off-road parking.
- No onward chain.
- South facing garden.
- Three double bedrooms.
- Oil-fired boiler.

Ground Floor

Entrance Hall

Composite entrance door, radiator.

Lounge/Diner

Max. 20' 3" x 12' 3" (6.17m x 3.73m) Feature fireplace, patio door to the garden, double glazed window to the rear, radiator.

Kitchen

11' 3" x 8' 1" (3.43m x 2.46m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, split-level oven and electric hob with extractor over, integrated fridge freezer, space for washing machine, double glazed window to the front, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side.

Bedroom One

13' 2" x 9' 8" (4.01m x 2.95m) Double glazed window to the rear, radiator.

Bedroom Two

11' 2" x 10' 3" (3.40m x 3.12m) Double glazed window to the rear, radiator.

Bedroom Three

13' 4" x 7' 7" (4.06m x 2.31m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, double glazed window to the front, radiator.

Outside

Rear Garden

A south/west facing rear garden, lawn area with patio, decking and shingled seating areas, rear access, oil tank to provide central heating.

Garage

Roller door, power and light.

Parking

Driveway providing off-road parking.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

