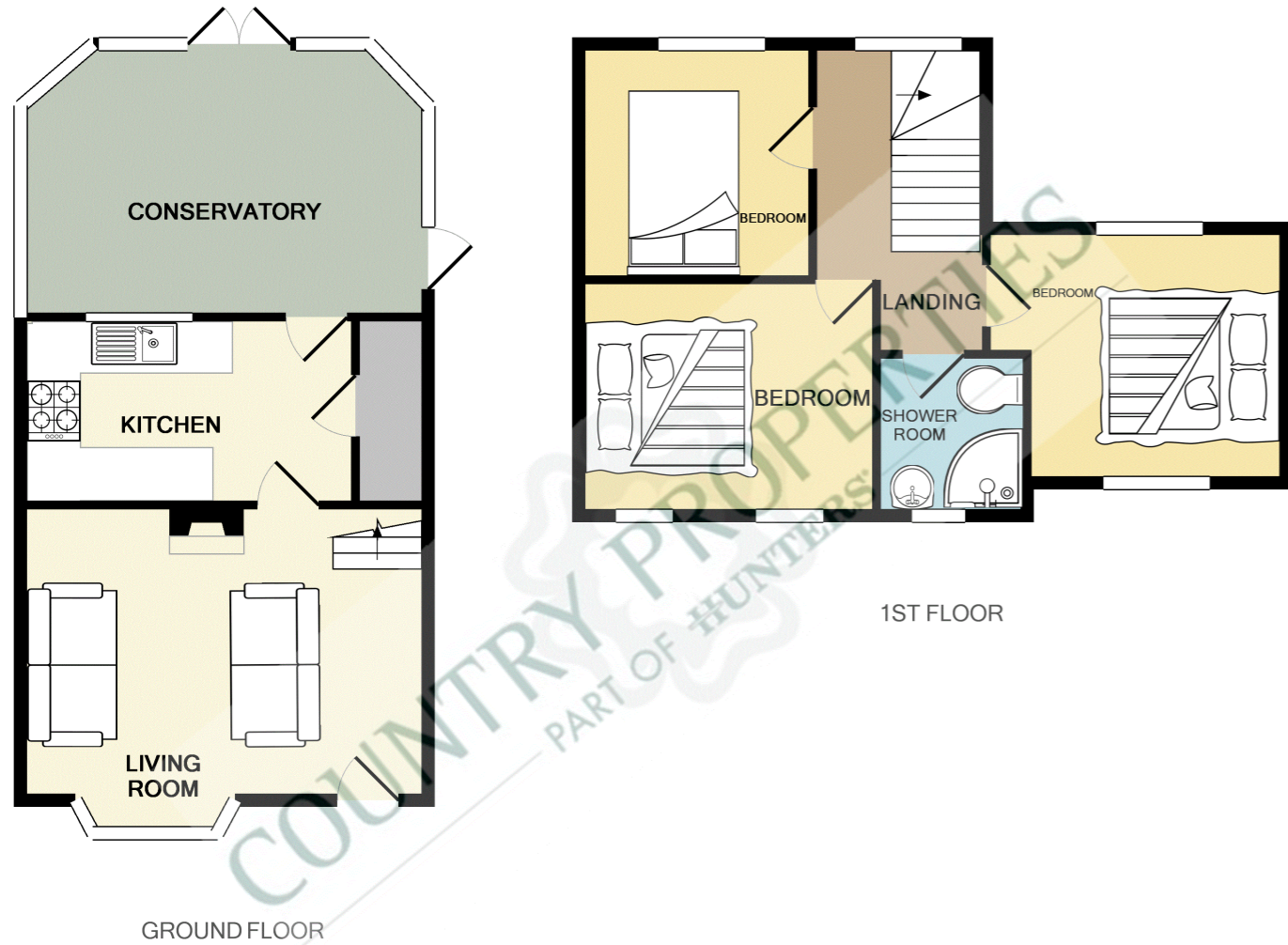


Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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3 The Beeches, Wrest Park

Silsoe, Bedfordshire,
 MK45 4FD
 £325,000

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
 T: 01525 403033 | E: amphill@country-properties.co.uk
 www.country-properties.co.uk



A superb three bedroom residence set in the award winning prestigious private development. Located within walking distance of the village center and adjoining the magnificent English Heritage owned Wrest Park.

- No upper chain!
- Large double glazed conservatory
- 14' Double Glazed Conservatory
- THREE BEDROOMS
- Low Maintenance Rear Enclosed Garden

- Lounge with Feature Fireplace and Bay Fronted Window
- GALLEY STYLE KITCHEN
- FAMILY BATHROOM
- Family Shower Bathroom -

GROUND FLOOR

Entrance Porch -

Front door with obscure double glazed panel.

Lounge -

15' 1" x 10' 11" (4.60m x 3.33m) Box bay window to front aspect. Open fire place with surround, marble hearth and inset. Radiator. Smoke detector. Coving. Telephone point. Dimmer switch. Two wall lights. CH thermostat. Stairs to first floor accommodation.

Kitchen -

12' 1" x 6' 11" (3.68m x 2.11m) Range of base and wall mounted units. One and a half stainless steel sink with mixer tap. Range of splash back tiles. Plumbing for washing machine, dishwasher. Radiator. Ceramic tile flooring. Part obscure double glazed door to rear. Double glazed window to rear aspect. Door to under stairs storage cupboard.

Conservatory -

14' 5" x 10' 3" (4.39m x 3.12m) Double French doors to rear aspect. Single door to side access to car port. Tiled flooring with electric under floor heating. Wall light.

FIRST FLOOR

Landing -

Glazed window to rear aspect. Door to airing cupboard. Radiator. Access to loft. Coving. Smoke alarm. Fitted carpet.

Bedroom One -

13' 1" x 8' 9" (3.99m x 2.67m) Dual aspect. Two radiators. Part sloping ceiling. Part coved. Fitted carpet.

Bedroom Two -

9' 7" x 9' 5" (2.92m x 2.87m) Two double glazed windows to front aspect. Five door built in wardrobe. Coving. Radiator. Telephone point. TV point. Fitted carpet.

Bedroom Three -

8' 9" x 8' 7" (2.67m x 2.62m) Two double glazed windows to rear aspect. Radiator. Coving. Telephone point. Fitted carpet.

Family Shower Bathroom -

6' 3" x 5' 7" (1.91m x 1.70m) Obscure double glazed window to front aspect. Separate shower cubicle with tiling. Wash hand basin. Low level WC. Radiator. Tiled flooring. Extractor fan.

OUTSIDE

Front Garden -

Block paved car port providing parking for 2 x vehicles.

Rear Garden -

Low maintenance. Enclosed with wall to church and fencing. Two terrace areas. Outside tap.

Agents Note -

There is a external yearly maintenance fee in the region of £300.00 to cover the private road street lighting and external maintenance.

