



Higher Rads End

Eversholt,
Bedfordshire, MK17 9ED
£475,000

country
properties

Set within a highly desirable village, this semi detached period cottage offers a wealth of character and benefits from off road parking to front. The well presented accommodation features three separate receptions; a cosy living room with log burning stove, dining room and further family room with French doors to rear. In addition there is a fitted kitchen with an attractive range of wood-fronted units, granite work surfaces and a range of integrated appliances (as stated), plus a cloakroom/WC. There are three bedrooms to the first floor plus a bathroom with four piece suite including bath and separate shower cubicle. A versatile outbuilding is situated at the rear of the garden with twin sets of French doors, a lovely space to relax or work from home. Whilst having the benefit of a delightful semi-rural location, convenient commuter links are available via Flitwick or Harlington mainline rail stations (providing a direct service to St Pancras International) and J12 of the M1 (all within 5 miles). EPC Rating: D.

- Living room with log burning stove
- Fitted kitchen with a range of integrated appliances (as stated)
- Separate dining room plus family room
- Ground floor cloakroom/WC
- Three bedrooms
- First floor bathroom with four piece suite
- Enclosed rear garden with versatile outbuilding
- Off road parking to front



LOCATION

Eversholt is a picturesque village that was mentioned in the Domesday Book. Amenities include a well regarded lower school for children aged 4-9, modern village hall and swimming pool bordering the cricket green, public house/restaurant co-owned by The Great British Bake Off winner Candice Brown, and the Church of St John the Baptist which was originally built at the centre of the village in the twelfth century.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed insert. Leaded light effect windows to either side aspect. Floor tiling. Door to:

LIVING ROOM

Dual aspect via double glazed leaded light effect window to front and leaded light effect window to side. Feature exposed brick walling with fireplace recess housing log burning stove. Exposed beams. Stairs to first floor landing with built-in storage cupboard beneath. Door to:

KITCHEN

Window to rear aspect. A range of wood fronted base and wall mounted units with granite work surface areas incorporating recessed ceramic sink with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated refrigerator, washing machine and slimline dishwasher. Floor tiling. Exposed beams. Access to:

DINING ROOM

Leaded light effect window to side aspect. Exposed beams and brickwork. Wall light points. Opaque glazed door to:

LOBBY

Opaque glazed door to side aspect. Doors to family room and to:

CLOAKROOM/WC

Two piece traditional style suite comprising: WC with high level cistern and wall mounted wash hand basin. Wall tiling. Wood flooring. Extractor.

FAMILY ROOM

Dual aspect via double glazed leaded light effect window to side and double glazed French doors to rear. A range of fitted storage including cabinets and shelving. Exposed brickwork and beams. Radiator.



FIRST FLOOR

LANDING

Leaded light effect window to side aspect on stairway. Exposed brickwork and beams. Part panelled walls. Built-in storage/double wardrobe. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Exposed beams. Built-in wardrobe. Radiator. Hatch to loft.

BEDROOM 2

Dual aspect via leaded light effect windows to side and rear. Exposed beams. Radiator.

BEDROOM 3

Leaded light effect window to side aspect. Radiator. Built-in cupboard.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Double-ended panelled bath with mixer tap, shower cubicle with shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail/radiator. Exposed brickwork. Recessed spotlighting to ceiling. Wood effect flooring. Built-in airing cupboard.



OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a gravelled seating area with step up to lawn. A central gravelled pathway leads to a raised deck and the versatile garden room/office. A variety of shrubs. Oil storage tank. Enclosed by mature hedging and timber fencing.

GARDEN ROOM/OFFICE & STORE

Twin sets of multi pane double glazed French doors to garden. Exposed beams. Wood effect flooring. Wall light points. Power. Attached store with door to garden.

OFF ROAD PARKING

Gravelled frontage providing off road parking. Block paved pathway leading to side. Wall mounted oil fired boiler at side of property.

Current Council Tax Band: D.

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.

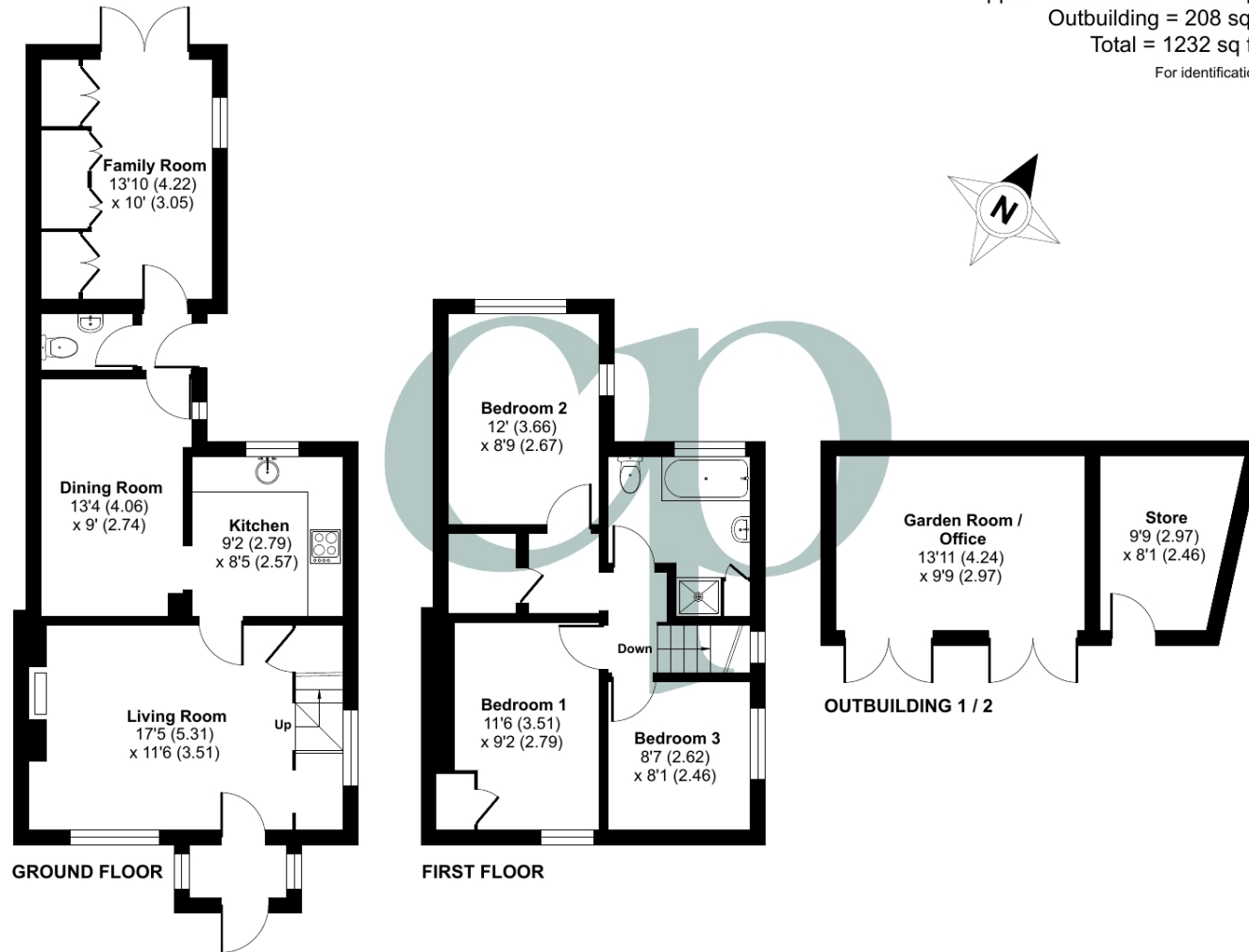
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

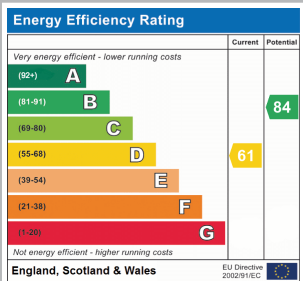




Approximate Area = 1024 sq ft / 95.1 sq m
 Outbuilding = 208 sq ft / 19.3 sq m
 Total = 1232 sq ft / 114.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1151184



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 | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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