



PRG
PROPERTY

1, Fir Tree Road, Silsoe, Bedfordshire, MK45 4EA
£350,000

- Exclusive to PR Property
- Tucked away in quiet close
- 3 Generous Bedrooms
- Well presented family home
- Large private rear garden
- Planning permission approved for front extension & Potential for side extension (STPP)
- No Upper Chain
- Garage & Parking
- Country walks on your door step
- Highly regarded Schools Near by & amenities

**** Exclusive to PR Property ** No Upper Chain ** Freehold **** Offered for sale is this impressive home located in a quiet close. The house benefits from accommodation comprising entrance hall, guest wc, living room, dining room, kitchen, 3 bedrooms, family bathroom, gas central heating and double glazed windows. Outside the property has a impressive side and rear garden, garage and private parking.

GROUND FLOOR

ENTRANCE HALL

WC

DINING ROOM 14'2" X 10'0" (4.32M X 3.05M)

LIVING ROOM 12'4" X 17'9" (3.75M X 5.42M)

KITCHEN 10'0" X 7'5" (3.05M X 2.27M)

FIRST FLOOR

LANDING

BEDROOM 1 10'11" X 11'0" (3.33M X 3.35M)

BEDROOM 2 10'0" X 11'0" (3.05M X 3.35M)

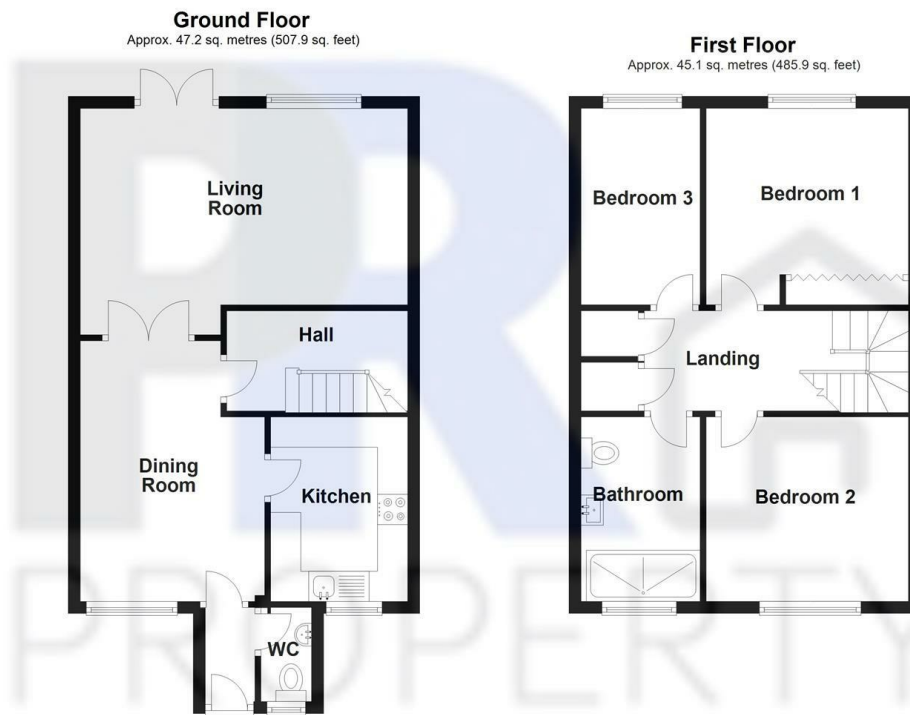
BEDROOM 3 10'11" X 6'9" (3.33M X 2.06M)

BATHROOM

OUTSIDE

PRIVATE SIDE AND REAR GARDEN

GARAGE WITH PARKING IN FRONT



Total area: approx. 92.3 sq. metres (993.8 sq. feet)

1 Fir tree Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC