



38 High Street

Gravenhurst, Bedfordshire, MK45 4HZ

Gavin Mills



www.gavin-mills.co.uk



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Guide Price £450,000

A charming, bay-fronted three-bedroom, semi-detached Victorian home, situated in the sought-after Bedfordshire village of Gravenhurst.

The property is a former workers' cottage, which originally dates back to the 1890s, with the addition of more modern extensions and is offered for sale with no up chain.

Ground floor accommodation

An enclosed front porch leads to the front door, which opens into the entrance hall, where oak flooring continues through to the open plan dining/sitting room. There is a feature fireplace with an inset wood-burning stove, set on a slate hearth and a bay window to the front aspect, along with glazed double doors in the dining area, leading out to the rear garden.

A step down into the kitchen, which comprises a range of fitted wall and base level units, with worktops over and an inset sink/drain. There is an integrated, electric hob and oven, along with space for a fridge/freezer, a washing machine, and a dishwasher.

Further storage in the understairs cupboard and a glazed door giving access to the rear garden.

To the rear of the kitchen, there is a separate utility room, accessed via the rear garden, which houses the oil-fired boiler and has a WC, a fitted sink and space for a tumble dryer.

First-floor accommodation

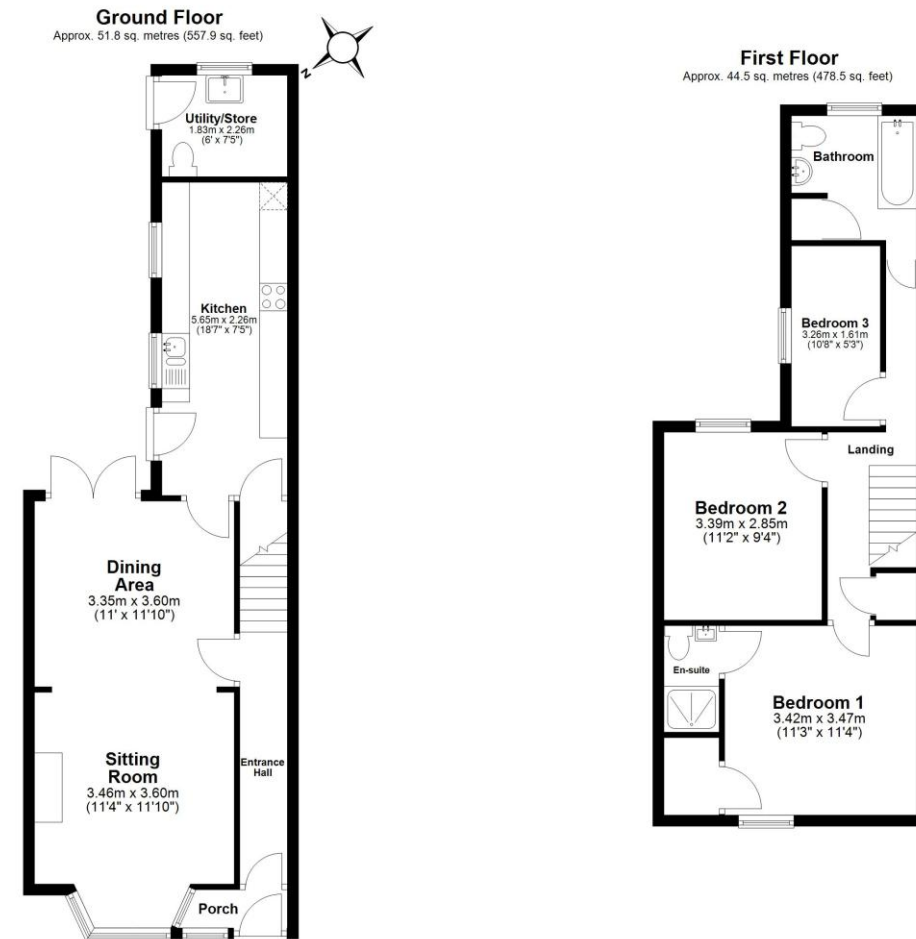
The principal bedroom has an ensuite shower room, a built-in wardrobe and a window to the front aspect. There are two further bedrooms, one is a double with a window to the rear, the other a single with a window to the side. The family bathroom has an inset bath with an electric shower over. A WC, a washbasin and a heated towel rail.

Outside

To the front, the garden is laid to shingle and enclosed by a low brick wall with a pedestrian gate. To the side, there is a shared driveway, leading to timber gates which open to the paved parking area and rear gardens. Parking is available for three to four vehicles, including a sheltered carport. The gardens are laid out to lawn and paved patio seating areas with a variety of mature flower and shrub beds and borders. There are two garden sheds and a chicken run.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 96.3 sq. metres (1036.4 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.