



CRANES

12 East Hills, MK43 0EA

Offers In Excess Of £550,000





12 East Hills

Cranfield, MK43 0EA

- SOUGHT AFTER NON ESTATE LOCATION
- EN-SUITE TO MASTER
- STUDY
- GOOD SIZE FRONT GARDEN WITH AMPLE PARKING
- EARLY VIEWING HIGHLY RECOMMENDED
- FOUR BEDROOMS
- KITCHEN WITH SEPARATE UTILITY ROOM
- PRIVATE ENCLOSED REAR GARDEN
- REQUIRES SOME MODERNISATION

A four bedroomed detached property in need of some updating situated in one of Cranfield's premier locations. Internally the accommodation comprises of an Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Study, Four good size bedrooms, one with ensuite and a Family Bathroom. Externally there are large gardens to the front and rear as well as a double garage and large driveway for many cars.

East Hills is one of Cranfield's most popular locations and is centrally located close to all local amenities including two public houses, a hairdresser, several take away restaurants, two small supermarkets (one housing the post office), a doctors' surgery, a dental practice and pharmacy. There is also a football club and 3G Astroturf pitch as well as two parks and plenty of walks down towards Marston Thrift.

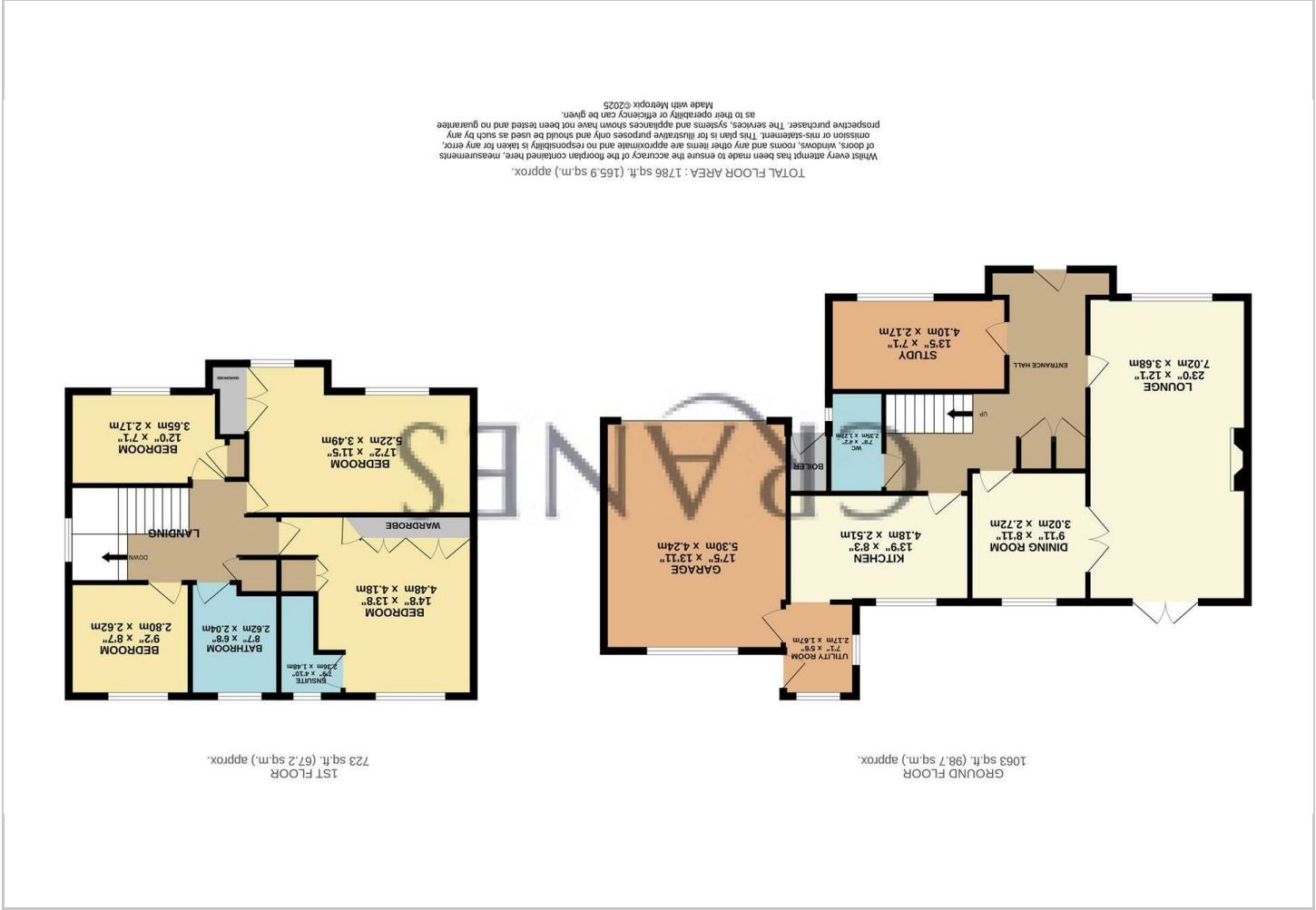


LIVING ROOM	23'0" x 12'0" (7.02 x 3.68)
DINING ROOM	9'10" x 8'11" (3.02 x 2.72)
STUDY	13'5" x 7'1" (4.10 x 2.17)
KITCHEN	13'8" x 8'2" (4.18 x 2.51)
UTILITY ROOM	7'1" x 5'5" (2.17 x 1.67)
CLOAKROOM	7'8" x 4'1" (2.35 x 1.27)
MASTER BEDROOM	14'8" x 13'8" (4.48 x 4.18)
EN-SUITE	11'0" x 4'10" (3.36 x 1.48)
BEDROOM TWO	17'1" x 11'5" (5.22 x 3.49)
BEDROOM THREE	11'11" x 7'1" (3.65 x 2.17)
BEDROOM FOUR	9'2" x 8'7" (2.8 x 2.62)
FAMILY BATHROOM	8'7" x 6'8" (2.62 x 2.04)
GARAGE	17'4" x 13'10" (5.30 x 4.24)





Floor Plans

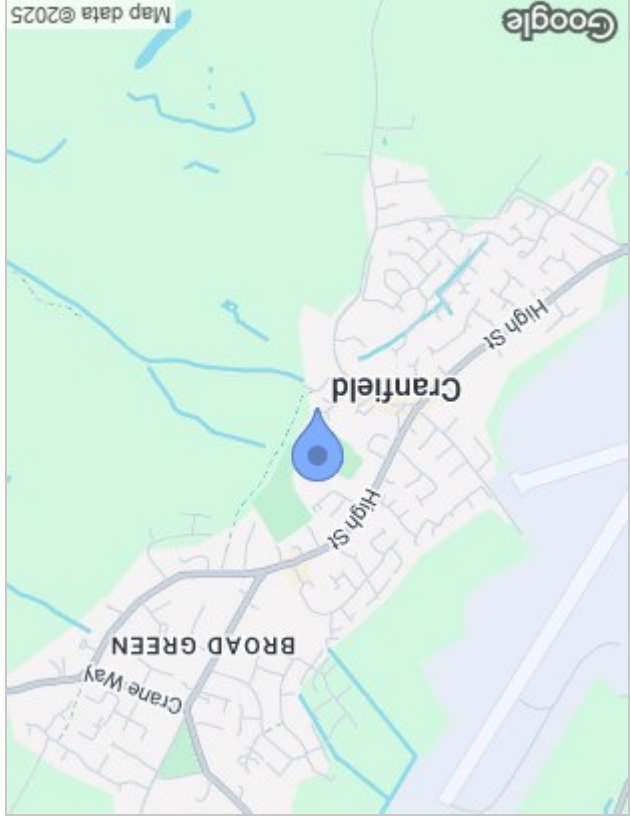
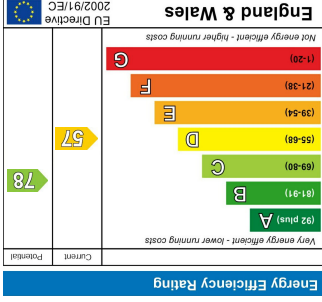


Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph



Location Map