



**TOP FARM BUNGALOW, SHRUBBERY LANE,
WILDEN, BEDS, MK44 2PH**

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PRICE: £695,000

A rare opportunity to purchase this spacious & well presented 3 bedroom detached bungalow with a one bedroom attached annexe facility, with its own entrance. **The property is subject to an agricultural tie meaning any prospective purchaser must work in agriculture or has previously done so.** The bungalow occupies a generous plot of 0.646 of an acre STC and offers 2000 square ft of accommodation and is set well back from the road with ample off road parking & a lawned frontage. The main bungalow offers: entrance hall, lounge, kitchen diner open plan to a sun room with bed 4 & en suite shower facility adjacent to: study, 2 further double bedrooms, family bath/shower room, utility room & cloakroom. The well presented attached annexe facility has: entrance hall, lounge, kitchen diner, 1 x double bedroom, shower room & utility room. To the rear are: 2 patio areas, feature fountain, various sheds & outbuildings with a large expanse of lawn.

The property benefits from: UPVC double glazed doors & windows throughout, oil to radiator central heating, modern fitted kitchen & bathroom and in good decorative order throughout.

The property is located on a peaceful country lane on the fringes of the East Beds village of Wilden which has its own lower school, village pub/restaurant & village church. Local shops are available in the nearby villages of Renhold & Ravensden and extensive shopping facilities can be found in Bedford town centre. The property falls within a well regarded local authority school catchment for all age groups & good vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass. The mainline railway station can be found on the Western fringe of Bedford town centre offering fast & frequent commuter links to London and the North.

Phone Compass Executive Homes to arrange your viewing on 01234 214234.

ACCOMMODATION:

UPVC double glazed door to:

Entrance Hall:

Doors to: bedrooms 1 & 2, study, lounge & bathroom.

Lounge: 14ft 6 x 14ft 6

Log burner with ornate wooden surround and brick hearth, carpeted flooring, 1 x double panelled radiator, tv point, bay UPVC double glazed window to front aspect and door to kitchen diner

Study: 10ft 3 x 7ft 10

UPVC double glazed window to front aspect.

Kitchen Diner: 17ft 4 x 15ft 11

Modern fitted kitchen with a range of base & eye level units and opening to sun room.

UPVC double glazed Conservatory/Sun Room: 9ft 1 x 10ft 7

Log burner and door to bedroom.

Bedroom 1: 15ft 4 x 11ft 0

Upvc double glazed window to front aspect

Bedroom 2: 12ft 6 x 11ft 0

Upvc double glazed window to rear aspect

Bedroom 3: 10ft 8 x 9ft 4

UPVC double glazed window to front aspect and door to en suite shower room.

En Suite:

low level wc, wash hand basin and double shower cubicle

Family Bathroom: 12ft 3 x 9ft 0

Four piece white suite comprising: fully tiled double shower, vanity sink & low level WC. Ceramic tiled flooring, tiled splashback walls, 1 x ladder style radiator, extractor fan, UPVC double glazed window to rear and door to airing cupboard.

Utility Room: 9ft 6 x 6ft 8

Door to patio and door to cloakroom.

Cloakroom:

low level wc

OUTSIDE:

Front:

Lawn area, gravel area, off road parking x 10 cars, mature tree & bush borders

Rear:

Lawn area, patio area, shed, outbuildings and enclosed by 6ft closed board timber fencing.

Front Door to Annexe:

Lounge: 9ft 3 x 14ft 1

Kitchen Diner: 15ft 2 x 12ft 4

Bedroom: 12ft 4 x 9ft 7

Shower Room

Utility Room

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

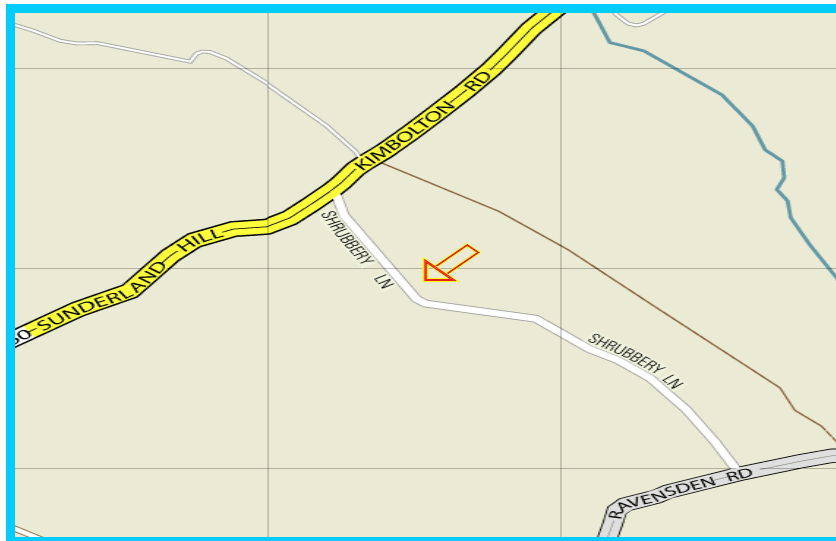
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. SEPTEMBER 2018. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate



Top Farm Bungalow, Shrubbery Lane, Wilden, BEDFORD, MK44 2PH

Dwelling type: Detached bungalow Reference number: 8548-7921-2610-7319-6926
 Date of assessment: 21 September 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 September 2018 Total floor area: 218 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

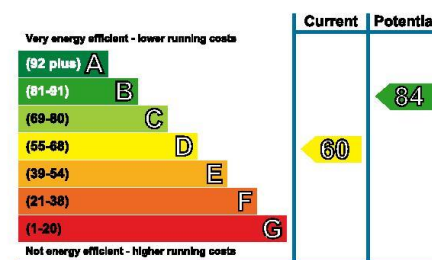
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 4,011 |
| Over 3 years you could save | £ 663 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 432 over 3 years | £ 432 over 3 years | |
| Heating | £ 3,147 over 3 years | £ 2,697 over 3 years | |
| Hot Water | £ 432 over 3 years | £ 219 over 3 years | |
| Totals | £ 4,011 | £ 3,348 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

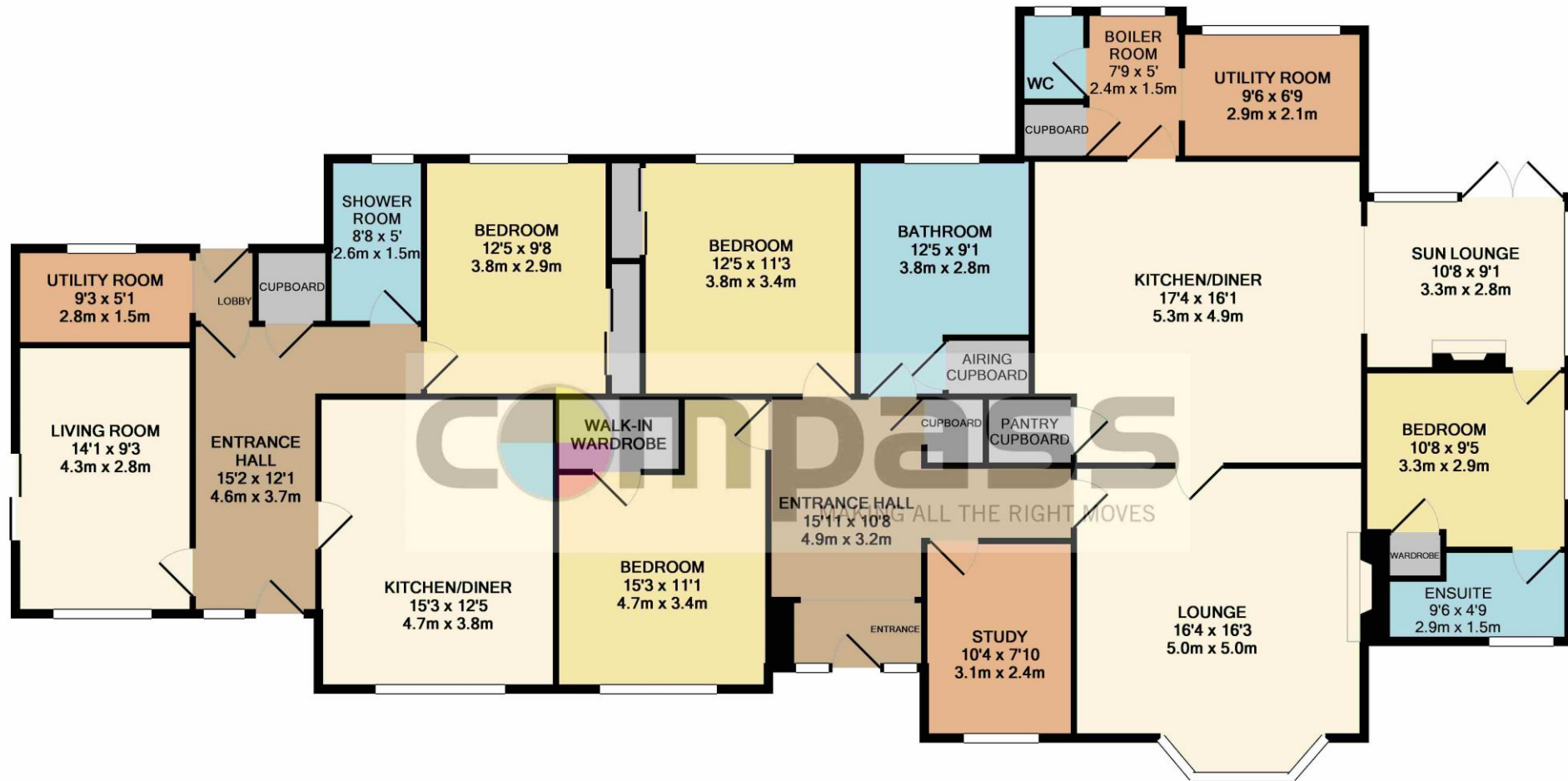
Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 300 |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 234 |
| 3 Solar water heating | £4,000 - £6,000 | £ 132 |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 2251 SQ.FT. (209.1 SQ.M.)

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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PROMAP:

Top Farm, Shrubbery Lane, Wilden, Beds MK44 2PH - (not to scale, for identification only)









ANNEXE:





COMPASS EXECUTIVE HOMES

**Compass House
14-16 Bromham Road
Bedford MK40 2QA**

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F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk