



**77 HIGH STREET, HARROLD,
BEDFORDSHIRE, MK43 7BJ**

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GUIDE PRICE: £365,000

BEAUTIFULLY PRESENTED TWO BEDROOM CHARACTER HOME IN THIS SOUGHT-AFTER NORTH BEDFORDSHIRE VILLAGE

A superb Grade 2 Listed stone built, double fronted property on Harrold High Street, regarded as a much sought-after location within North Bedfordshire. Harrold has maintained a village and community feel and provides village living but with good access to the wider urban areas and transport links. The property benefits from: Canopy porch, entrance hall with a door to the rear aspect, a wonderful dual aspect reception room with sash window to the front and 'French Doors' to the rear, second reception, both with cast iron fireplaces, storage cupboard housing gas boiler, cloakroom and refitted kitchen/breakfast room with 'French Doors' to rear garden. On the first floor there is a landing with window to rear aspect, a very good size master bedroom with built-in wardrobe, a second double bedroom, refitted bathroom with mains fed shower over bath and separate W.C. Outside the front door is accessed off the pavement, to the rear is a lovely low maintenance garden with a patio running around the property and a slightly raised lawn area enclosed by wooden fencing. A gate leads to a shared access passageway to the front of the building.

The property benefits from the best of both worlds with some character features including sash windows to the front and cast-iron fireplaces balanced with a contemporary modern feeling with modern kitchen and bathroom, 2 double bedrooms, upstairs bathroom, combination gas boiler serving radiator central heating and hot water supply.

Located within the very popular picturesque Ouse Valley North Bedfordshire village of Harrold. The village boasts a supermarket/post office, butchers, lower school, picturesque church, 2 public houses and Indian restaurant (both serving food) and a regular bus service. The property is within close proximity of Harrold and Odell Country Park boasting river and countryside walks. Recreational facilities are also available within the village i.e. football and cricket. Harrold lies approximately 8 miles north of the Bedford town centre where you will find extensive shopping facilities, the main Bedford bus station and on the western fringe of the town centre, the mainline railway station which serves fast and frequent commuter links to London's Kings Cross/St Pancras (First Capital Connect/East Midlands Trains), Paris, Gatwick and Brighton. Excellent local authority school catchment area, notably the Sharnbrook Upper School/Community College and Harrold Lower and Middle Schools. In the Bedford town centre, the highly regarded private 'Harpur Trust' schools are available with further fee-paying private schools for boys and girls. Good vehicular access to the M1 Junctions 13 and 14, the A6 to Rushden, Wellingborough, Kettering and Northampton, the A14 and M11 trunk roads.

- STONE BUILT
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- REFITTED KITCHEN
- CLOAKROOM
- REFITTED BATHROOM
- SEPARATE W.C
- PRIVATE REAR GARDEN
- SHARNBROOK CATCHMENT
- NO UPWARD CHAIN

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

MAP:

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

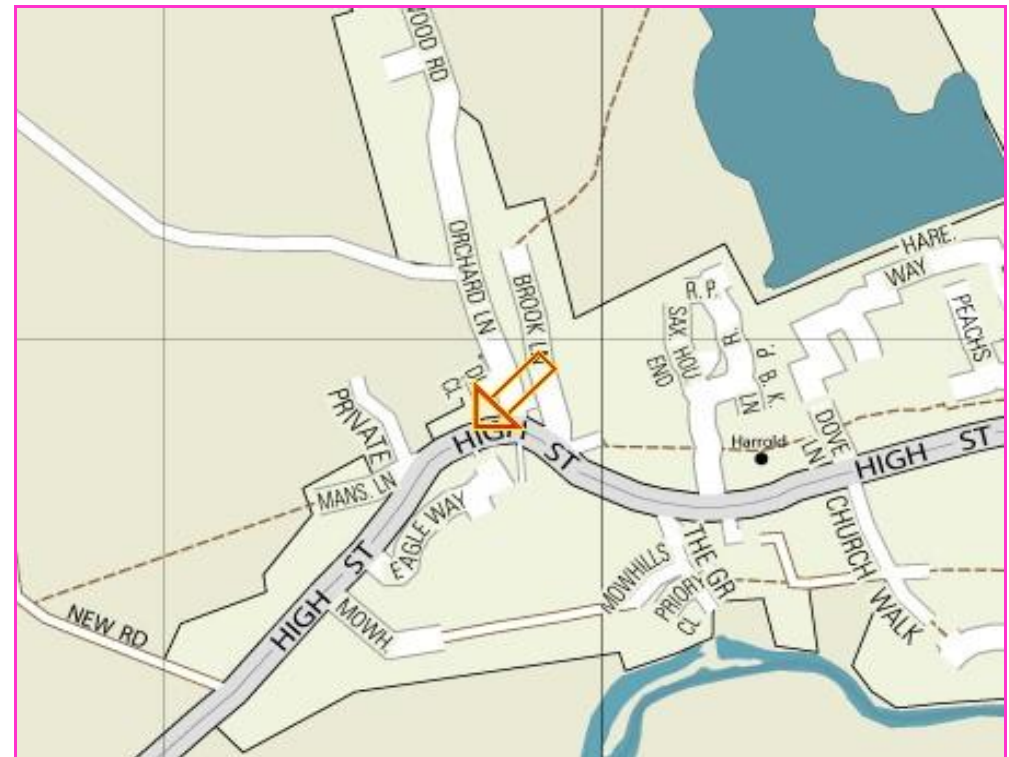
PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

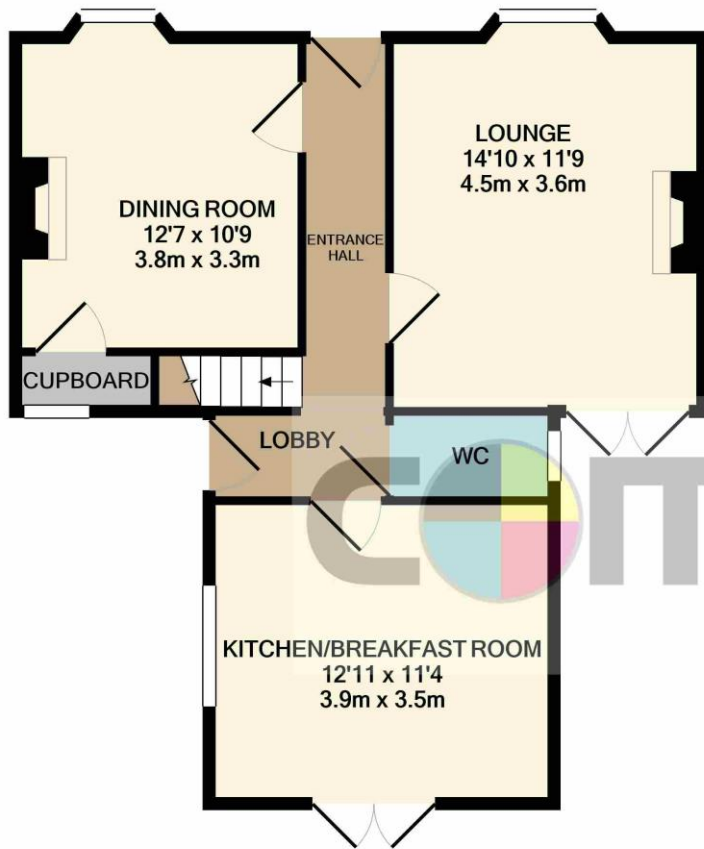
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

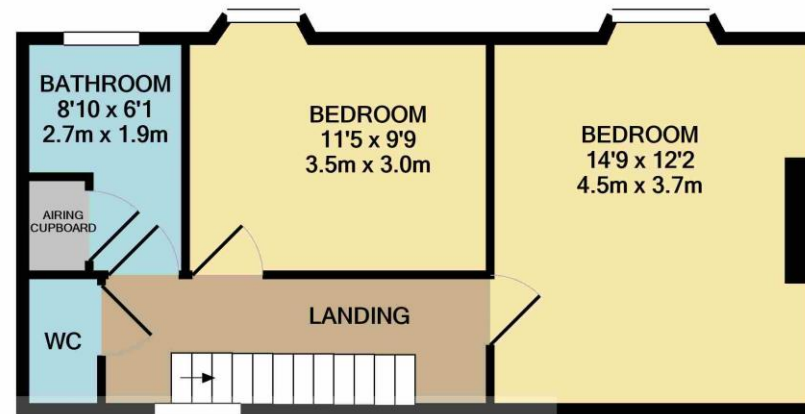
Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order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

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GROUND FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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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FLOORPLAN









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