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FREE MARKET APPRAISALS
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1 Broad Green, Cranfield, Bedfordshire, MK43 0JQ
Offers in excess of £550,000 freehold

An individual and spacious detached property, offering potential (STTP), with a wealth of accommodation and a detached double garage, (part of this is being used as a treatment room currently), situated on a generous sized plot, with the accommodation comprising; Entrance porch, entrance hall, family room, living room, dining room, kitchen, utility room, shower room, two bedrooms on the ground floor, (ideal creation of self contained annexe), and to the first floor is a master bedroom with ensuite a walk-in eave's wardrobe, two further double bedrooms and the main bathroom. OFFERED WITH NO UPPER CHAIN – VIEWING IS HIGHLY RECOMMENDED.

Porch:-

Part glazed door with side windows and window to the side aspect, tiled flooring, door to.

Entrance Hall:-

Stairs rising to the first floor, under stair storage cupboard, doors to.

Living Room:- 16'6 x 14'10 max

Dual aspect room with double glazed French doors leading o the rear garden and double glazed window to the rear aspect, feature ornamental fire place with recess either side, radiator and door to the dining room.

Dining Room:- 13'4 into bay x 11'11

Double glazed bay window to front aspect, archway leading to the kitchen area, doors to living room, entrance hall and inner lobby, radiator.

Family Room:- 17'2 x 9'3

Dual aspect with double glazed window to front and side aspect, radiator, (currently being used as an office).

Kitchen:- 10'9 x 10'8

Double glazed window to the rear aspect, range of wall and floor mounted units, drawer, display units, sink and drainer unit, plumbing for a washing dishwasher, four ring gas hob with extractor fan over, built in oven, breakfast bar area, tiled flooring, door to the:-

Utility Room:- 7'7 max x 5'11 max

Part glazed door to the rear garden, recess area ideal for a fridge/freezer, plumbing for a washing machine, and work surface over, wall mounted cupboards.

Inner Lobby:-

(This part of the property would be ideal as an annexe) – Doors to:-

Bedroom Four/Sitting Room:- 11'11 x 11'10

Double glazed window to the front aspect, and radiator.



Bedroom Five:- 10'9 x 7'2 plus door recess

Double glazed window to the rear aspect and radiator.

Shower Room:-

Double glazed window to rear aspect, enclosed shower cubical and tiled walls, low level WC, wash hand basin.

First Floor Landing:-

Gallery landing looking over entrance hall, eaves storage, and storage cupboard, doors to:-

Master Bedroom:- 18'4 plus door recess x 10'7 max

Two Velux windows to rear aspect, two built in triple wardrobes, door to a walk-in wardrobe and door to:

Ensuite:-

Velux style window to rear aspect, enclosed shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two:- 11'4 x 8'10

Double glazed window to rear aspect and radiator.

Bedroom Three:- 10'10 x 9'9

Double glazed window to front aspect, built-in storage cupboard and radiator.

Bathroom:- 8'2 x 7'2

Double glazed window to rear aspect, suite comprising of panelled bath, shower cubical, low level WC, vanity wash hand basin with cupboards under, radiator.

Detached Garage:- 17'3 x 17'4 max - in total with the treatment room currently being 12'6 x 8'6

Part of this is currently being used as a treatment room, with its own part glazed door and window to front aspect, up and over door to the remaining part of the garage with power and light and door to rear garden.

Front:-

Low wall with shrub screening, gravel driveway with ample parking for several vehicles, this has the potential of being used as a carriage driveway as the property current has access to both sides.

Rear:-

Enclosed garden mainly laid to lawn with patio area flower and shrub borders, gate leading to the front and access door to the garage.



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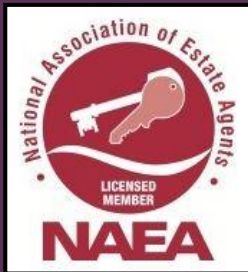
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General:

All main services are connected; council tax band is F. Viewings are strictly by appointment only.

Education:

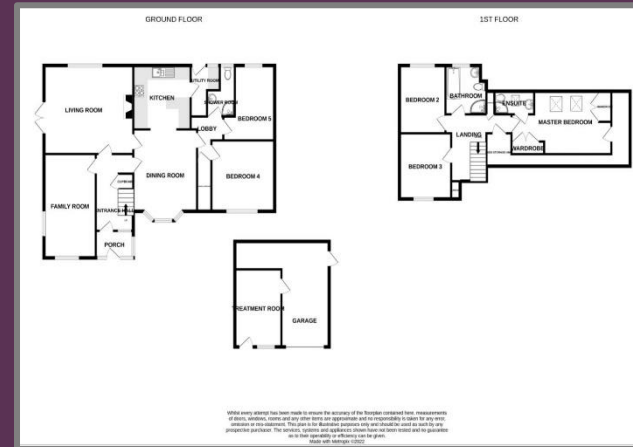
https://www.centralbedfordshire.gov.uk/info/5/school_admissions/504/school_catchment_areas

About the area:

Cranfield has two public houses, a football club, and coffee shop, dog grooming salon, hairdressers, barbers, several take-away restaurants, two small supermarkets and two car dealerships. There is also a surgery and dentist's practice along with a pharmacy. Cranfield has a university, three schools, three parks and a multi-use games area. The village Post Office is now contained within the Co-op store; previously it was on separate premises near the centre of the village. Cranfield has one of only a small number of Morgan dealerships, in addition to a Ford dealer. There are further facilities at the university campus including a Post Office and bookshop.

Directions:

Central Milton Keynes, Milton Keynes, Head northeast toward Upper Fourth Street, Turn right to stay on Upper Third Street, Turn left onto Upper Fourth Street, Turn right onto Silbury Boulevard, Turn left at the 1st cross street onto Witan Gate, At the roundabout, take the 3rd exit onto H5/Portway/A509, At North Saxon Roundabout, take the 2nd exit and stay on H5/Portway/A509, At the roundabout, take the 2nd exit and stay on H5/Portway/A509, Keep left to continue toward V8 Marlborough St/B4034, Merge onto V8 Marlborough St/B4034, At the roundabout, take the 3rd exit onto Danstead Way/H4, At Neath Hill Roundabout, take the 1st exit onto V9 Overstreet, At the roundabout, take the 3rd exit onto H3 Monks Way/A422, At the roundabout, take the 2nd exit and stay on H3 Monks Way/A422, At Marsh End Roundabout, take the 2nd exit onto A422, At Tickford Roundabout, take the 1st exit onto London Rd/B526, At the roundabout, take the 2nd exit onto N Crawley Road, At the roundabout, take the 2nd exit and stay on North Crawley Road, Continue onto Brook End, Continue onto High Street, Continue onto Crawley Road, Continue onto Broad Green, Destination will be on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

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