



**25 Holly Walk, Silsoe, Bedfordshire MK45 4EB**

Three-bedroom Semi-detached property

**Guide Price £350,000 – Freehold**

**Bourdeaux**



Bourdeaux are delighted to offer for sale this well-presented **three-bedroom semi-detached home**, ideally situated in the sought-after village of Silsoe. The property benefits from a **private lift**, an impressive, detached **office/summer house**, **outside WC**, and **two additional storage barns**—ideal for remote working and outdoor living.

#### Accommodation comprises:

##### Ground Floor

###### Entrance Hall:

Double-glazed window to the side, stairs rising to the first floor, understairs storage cupboard, modern electric storage heater. Doors lead to:

###### Living Room (13'8" x 12'8" max):

Double-glazed window to front, wall-mounted gas fire, electric storage heater, door to dining room.

###### Dining Room (9'5" x 8'6" max):

Double-glazed window to the rear, personal lift to the first floor (Bedroom Two) door to kitchen.

###### Kitchen (10'0" x 9'11" max):

Double-glazed window to the rear, part-glazed side window, fitted with a range of wall and base units with work surfaces, sink and drainer, four-ring gas hob with oven below and extractor over, integrated fridge/freezer and dishwasher, kick heater, doors to dining room and entrance hall.

##### First Floor

###### Landing:

Double-glazed side window, airing cupboard housing hot water tank, loft access. Doors to:



###### Bedroom One (13'8" max x 11'0"):

Double-glazed front window, fitted wardrobes, drawers, vanity unit, electric storage heater.

###### Bedroom Two (10'1" x 8'5" max):

Double-glazed rear window, electric storage heater, personal lift from the dining room.

###### Bedroom Three (10'4" max x 6'8" max):

Double-glazed front window, electric storage heater, over-stairs storage cupboard.

###### Shower Room (8'3" x 5'3" max):

Recently refitted with a modern walk-in shower, concealed cistern WC, vanity wash basin with storage, fully tiled walls and floor, heated towel rail, double glazed window to the rear aspect.

##### Outside

###### Front Garden:

Mainly laid to lawn with a pathway leading to the rear garden access.

###### Rear Garden:

A beautifully mature, well-maintained garden primarily laid to lawn, with an abundance of flowers, shrubs, and trees—offering privacy and charm. A must-see space.

###### Office/Summer House (12'11" x 9'0" max):

A spacious timber outbuilding, perfect for home working. Features include power, light, double-glazed windows, and an adjoining **storage room (9'0" x 4'3")**.





#### **Outside WC (6'0" x 2'9"):**

High-level WC with side window and timber door.

#### **Storage Barn One (5'11" x 6'0"):**

Brick-built with wooden door, power and light, plumbing for washing machine.

#### **Storage Barn Two (7'7" x 7'5"):**

Brick-built with timber door, window to rear, power and light.

#### **Garage:**

Located in a nearby block, up and over door.

#### **About Area**

The picturesque village of **Silsoe** sits along the A6 corridor between Bedford and Luton. This charming location benefits from well-regarded school catchments, a traditional village pub, local shops, and proximity to **Wrest Park**, a stunning English Heritage site offering 92 acres of gardens and parkland. Excellent transport links provide easy access to London via Bedford's mainline station and Flitwick Train Station to (London St Pancras).



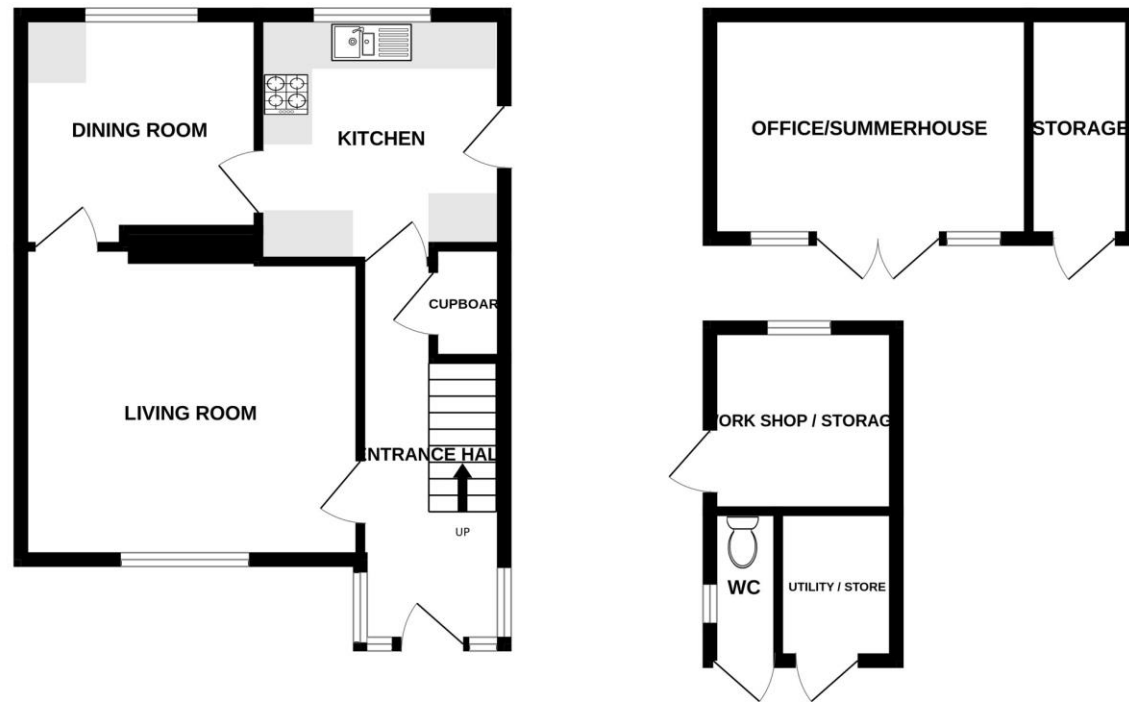
#### **EPC Rating: D**

#### **Council Tax Band: D**

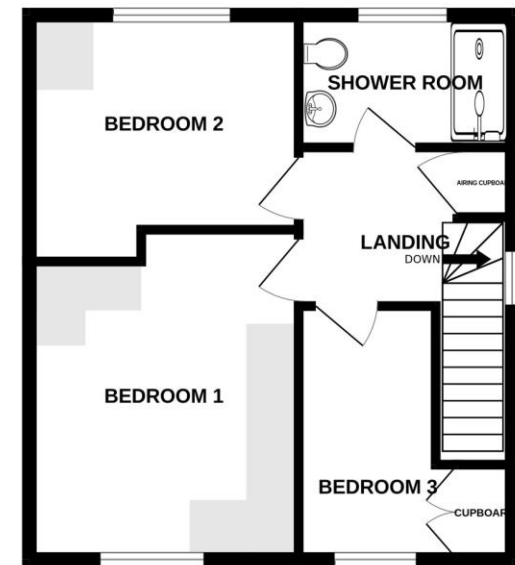
#### **Notice**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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