



**Kennedy**  
&co.

Village Road

Cockayne Hatley

SG19 2ED

Asking Price Of £400,000

Three bedrooms

Large rear garden

Garage

Workshop

Off road parking for 5 plus cars

Overlooking fields to the rear

End of a no-through road

No upper chain



A rarely available three bedroom semi detached home located at the end of a no-through road overlooking open fields to the rear and with no upper chain.

The property also benefits from having a modern kitchen, bathroom and downstairs cloakroom, a large rear garden, garage, workshop and off road parking for 5 plus vehicles.

A viewing is highly recommended.

### **PARTICULARS**

Composite door with small glazed panel leading to:

### **HALLWAY**

Stairs rising to the first floor with under stair cupboard.  
Double glazed window to the side. Radiator.

### **LOUNGE**

17' 1" x 11' 5" max (5.21m x 3.48m) Wood burning stove with tiled surround and hearth. Double glazed patio doors onto the garden. Double glazed window to the side. Radiator.

### **INNER HALL**

Door to the garden. Radiator. Plumbing for washing machine. Airing cupboard housing the hot water cylinder tank.

### **CLOAKROOM**

W.C. Vanity unit housing the wash hand basin.  
Radiator. Obscure double glazed window to the rear.

### **KITCHEN/BREAKFAST ROOM**

11' x 10' 7" (3.35m x 3.23m) A range of base and wall mounted units with down lighting and granite effect work top surfaces. Stainless steel sink and drainer. Built in oven and hob with circulator over. Built in fridge/freezer. Space for dishwasher. Double glazed window to the front. Radiator.

### LANDING

Access to the loft space with ladder. Double glazed window to the side. Radiator.

### BEDROOM ONE

11' x 10' 9" (3.35m x 3.28m) Double glazed window to the front. Radiator. Cast iron fireplace.

### BEDROOM TWO

11' x 11' 1" (3.35m x 3.38m) Double glazed window to the rear. Radiator. Cast iron fireplace.

### BEDROOM THREE

7' 7" x 5' 7" (2.31m x 1.7m) Double glazed window to the rear. Radiator.

### BATHROOM

Three piece suite comprising: Bath with rain and hand held shower over, vanity unit housing the wash hand basin, W.C. Obscure double glazed window to the front, tall wall radiator.

### EXTERNALLY

Large rear garden overlooking open fields with lawn and BBQ area. Large patio. Shed, oil tank, garage and workshop.

Front garden: Gated driveway with parking for 5 plus vehicles.

Please note this property does not have right of access into the field beyond the rear boundary.





### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements