



**Kennedy
& Foster**

Oak Cottage
1 High Road
Broom
SG18 9NJ
£539,000

- STUNNING VIEWS
- HIGHLY DESIRABLE LOCATION
- DETACHED
- ADAPTABLE 2/3 BEDROOM ACCOMMODATION
- LOUNGE WITH OPEN FIREPLACE
- 24FT KITCHEN/DINING AREA
- JULIETTE BALCONY TO MASTER BEDROOM
- FOUR PIECE BATHROOM



STUNNING VIEWS OVER FARMLAND AND COUNTRYSIDE.

Situated on the outskirts of the highly desirable village of Broom, Oak Cottage is situated overlooking farmland and stunning countryside views. This detached property offers adaptable accommodation as follows: Entrance hall with oak flooring, dining room/third bedroom, utility & shower room (which could be made into a bedroom and ensuite), kitchen/dining room with island & French doors, lounge with open fireplace, to the first floor are two double bedrooms and a four piece bathroom. To compliment this beautiful home is a detached garage & driveway with gardens surrounding the property. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

COMPOSITE FRONT DOOR INTO

ENTRANCE HALL

Oak flooring, stairs to first floor with storage cupboard under, inset lighting, vertical radiator, wooden doors to:

DINING ROOM/BEDROOM THREE

10' 9" x 8' 7" (3.28m x 2.62m) uPVC double glazed Bay window to front, radiator, inset lighting, dimmer switch.

UTILITY ROOM

10' 8" x 7' 10" (3.25m x 2.39m) Radiator, space for fridge, washing machine and tumble dryer. Floor mounted Worcester boiler. Door to outside, door to:

SHOWER ROOM

Low level W.C, vanity basin with cupboard under and mixer tap, tiled shower cubicle, radiator, frosted uPVC double glazed window to rear, tiled floor.

KITCHEN/DINING ROOM

24' 10" x 8' 9" (7.57m x 2.67m) High gloss wall, base and drawer units. Built in double oven. Integrated fridge/freezer, integrated dishwasher. Single drainer sink unit with mixer tap. Island with cupboards and drawers under, granite work top, induction hob, ceiling extractor fan. Pop up sockets and USB. Inset lighting, tiled floors, two vertical radiators, uPVC double glazed French doors leading onto patio area. Door to:

LOUNGE

19' 11" x 9' 4" (6.07m x 2.84m) Cast iron open fireplace with decorative surround and tiled hearth. Two radiators, two uPVC double glazed windows to front, oak flooring.

FIRST FLOOR LANDING

Radiator, inset lighting, cupboard housing Megaflow hot water cylinder, two double wardrobes with hanging rail and storage, eaves storage, wooden latched doors into:

BEDROOM ONE

10' 11" x 9' 7" (3.33m x 2.92m) uPVC double glazed French doors to Juliette balcony, uPVC double glazed window to front, radiator, inset lighting.

BEDROOM TWO

11' 11" x 9' 8" (3.63m x 2.95m) uPVC double glazed dual aspect windows, radiator, inset lighting, built in double cupboard with hanging rail and shelf.

FOUR PIECE BATHROOM

13' 00" x 5' 9" (3.96m x 1.75m) Free standing roll topped bath with mixer tap and shower attachment. Double shower with rain water shower head and hand held shower attachment. Pedestal basin, low level W.C, chrome heated towel rail, uPVC double glazed window, inset lighting, TV built into the wall.

OUTSIDE

Wrought iron gate with pathway leading to front door. Double wrought iron gates leading to driveway and garage.

GARAGE

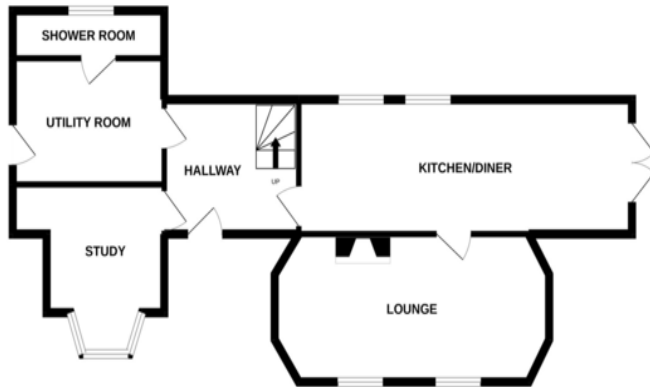
18' 6" x 10' 5" (5.64m x 3.18m) Up & over door, eaves storage, two windows. Personnel door.

GARDENS

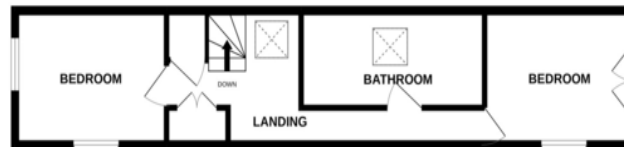
Lawn areas, outside tap, paved patio, shrubs, electric point, oil tank, outside lighting.



GROUND FLOOR
61.8 sq.m. (665 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 97.0 sq.m. (1045 sq.ft.) approx.

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 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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COUNCIL TAX BAND

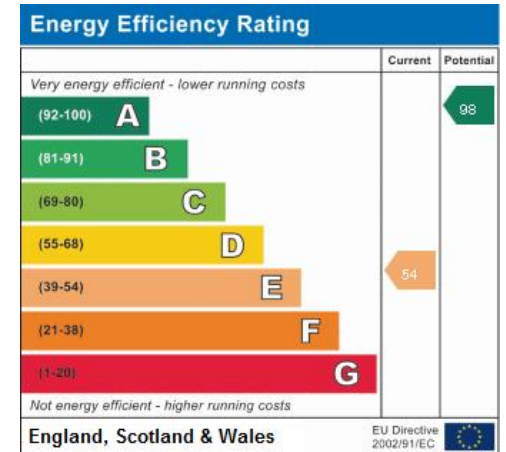
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.