40 High Street Cranford NN14 4AA

£550,000 Guide Price





OSCAR JAMES

FLOOR PLANS



GROUND FLOOR 1455 sq.ft. (135.2 sq.m.) approx.







1ST FLOOR 711 sq.ft. (66.1 sq.m.) approx.

TOTAL FLOOR AREA: 2166 sq.H. (20.1.2 sq. m) approx. The devey alterge has been adue to sense the occurscy of the booghin occusands the one, measurements of doors, vindows, norms and any vinder terms are approximate and no responsibility is taken to ray error, sension or mit-sitement. This pain is foll instrations purposes only will adhould be used as out by any oppetche parchaise. This services, sequences and the services of the services

AT A GLANCE...



Duel Aspect Lounge, Study, Additional Reception Room



Renovated Kitchen with Adjoining Dinning Room



4 Double Bedrooms







4-Peice Family Bathroom & Downstairs Shower Room

Off-Road Parking for Multiple

Vehicles & Double Garage



Courtyard Style Garden & South Facing Garden with Green Space and Bespoke Bar



WHAT'S GREAT?

bedroom detached residence has been tastefully renovated to an exceptional standard by the The contemporary walk-in shower room complete with stylish fittings and exposed stonework for current owners. Set back from the main road, the property occupies a generous wrap-around plot, added character. The fourth bedroom is located on the ground floor and offers flexible use as a offering stunning outdoor spaces and flexible living throughout.

A private driveway provides off-road parking for multiple vehicles and leads to a detached double garage with the added benefit of an adjoining workshop — ideal for hobbyists or extra storage.

Inside, the home welcomes you with a light-filled hallway, finished with elegant oak flooring that The home boasts two distinct garden areas: continues through most of the ground floor. The dual-aspect lounge is bright and airy, featuring a multi stove burner, views over the private garden and French doors opening onto a secondary garden space

The formal dining room flows seamlessly into a well-equipped kitchen, offering extensive worktop space and room for a Rangemaster cooker, dishwasher, and wine fridge.

Nestled in the heart of the highly sought-after village of Cranford, this beautifully presented four- A versatile home office also enjoys French doors onto the garden, creating a peaceful workspace. guest room, playroom, or second office.

> Upstairs, you'll find three spacious double bedrooms, each filled with natural light, along with a well-appointed four-piece family bathroom, offering both a bath and separate shower.

A low-maintenance courtyard-style garden, finished with gravel and paving, perfect for intimate gatherings or morning coffee. A generous south-facing main garden backing onto open green space, featuring additional seating areas, a bespoke bar, and a large lawn - ideal for summer entertaining

Offering space, style, and the charm of village living, this home is a rare find and must be viewed to be fully appreciated.

...expect excellence



SELLER'S SECRET

This has been a great home for us! We love being surrounded by the countryside and having walks on our doorstep. We hope the next owners have many happy here.





why we like it....

A fantastic chance to purchase a family home, in turn-key condition & a sought after village. Call today to avoid missing out.

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To buy or not to buy....