



# CRANES

12 Church Walk, Cranfield, MK43 0DE

£300,000





# 12 Church Walk

Bedford, MK43 0DE

- TWO BEDROOMS
- PRIVATE REAR GARDEN
- NO UPPER CHAIN
- UNIQUE COTTAGE
- SEPERATE DINING ROOM

Tucked away on a quiet street just off Cranfield High Street, this delightful two-bedroom cottage is full of charm and character, offering a peaceful setting while remaining within easy reach of local amenities.

Stepping inside, you are welcomed by two separate reception rooms, providing flexible living space. One features a charming fireplace, creating the perfect spot to relax and unwind on cosy evenings. Beyond the dining room, the beautifully refitted kitchen offers a sleek, modern finish and direct access to the rear garden. A stylish contemporary bathroom completes the ground floor.

Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes for added convenience.

Outside, the private rear garden, complete with an additional brick-built storage shed, provides a peaceful retreat, making it ideal for entertaining, gardening, or simply relaxing and enjoying the outdoors.

This charming cottage perfectly combines period character with modern comforts. As acting agents, we highly recommend arranging a viewing to fully appreciate everything this wonderful home has to offer.

£300,000



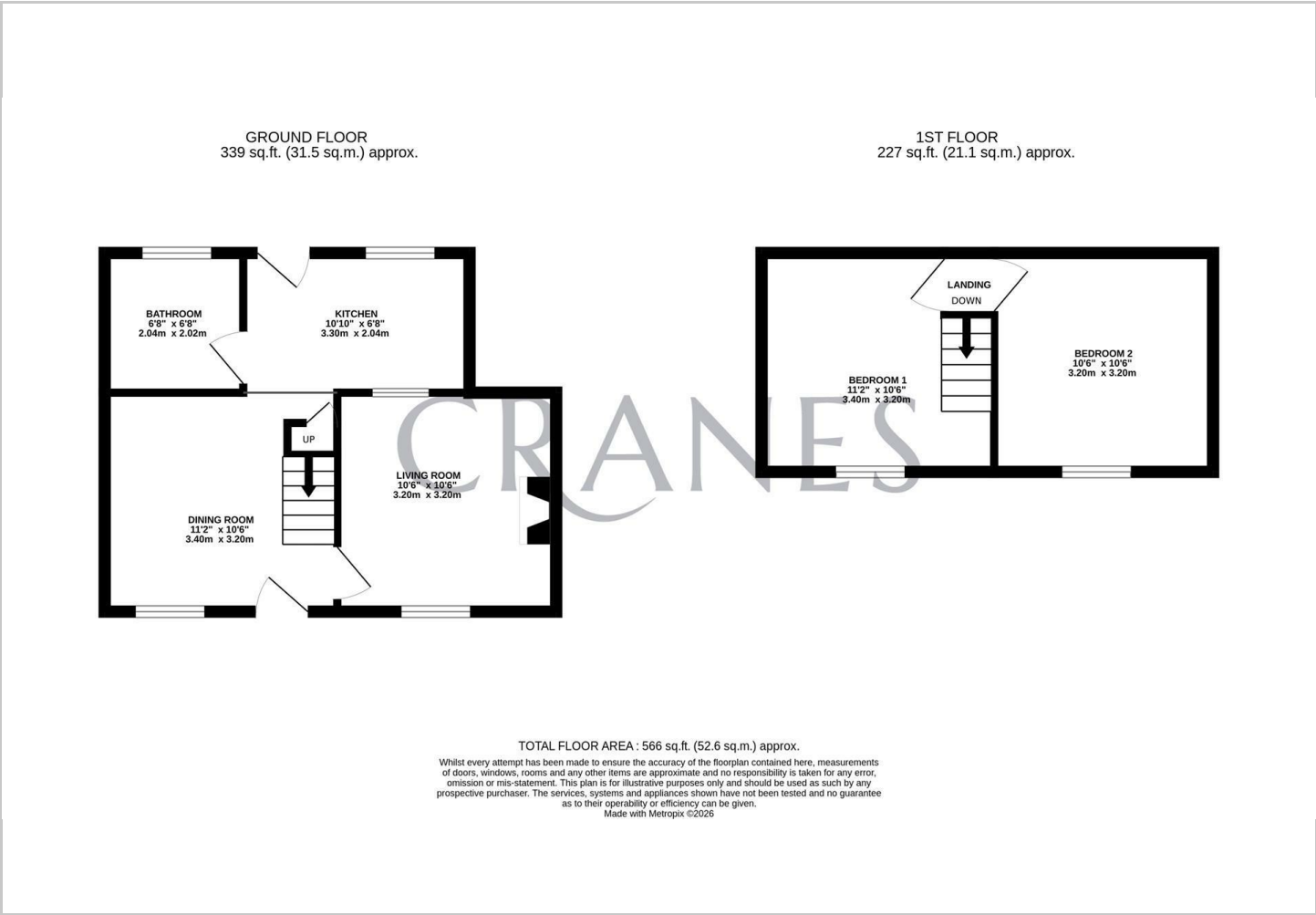
|             |                            |
|-------------|----------------------------|
| DINING ROOM | 11'1" x 10'5" (3.4 x 3.2)  |
| LOUNGE      | 10'5" x 10'5" (3.2 x 3.2)  |
| KITCHEN     | 10'9" x 6'8" (3.3 x 2.04)  |
| BATHROOM    |                            |
| BEDROOM ONE | 11'1" x 10'5" (3.4 x 3.2 ) |
| BEDROOM TWO | 10'5" x 10'5" (3.2 x 3.2 ) |







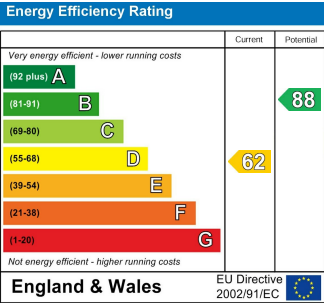
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.