



CRANES

74 High Street, Cranfield, MK43 0DF

£575,000





74 High Street

Bedford, MK43 0DF

- LARGE CORNER PLOT
- SOUTH FACING GARDEN
- VILLAGE LOCATION
- CHAIN FREE
- SOLAR PANNELS
- GARAGE EV CHARGING POINT
- DOWNSTAIRS OFFICE

We're delighted to bring to market this exceptional four-bedroom home in the sought-after village of Cranfield. Lovingly updated and improved over the years by its current owners, the property is offered chain free.

Stepping inside, you're welcomed by a bright and inviting hallway. To the right is a well-proportioned room currently used as a home office—ideal for remote working or as a flexible living space. Further along, the home opens into an impressive open-plan living and kitchen area. The living space is filled with natural light thanks to a bay window and bi-fold doors, creating a warm and airy feel. A feature fireplace with a wood-burning stove sits at the heart of the room, adding both character and comfort.

The kitchen is equally striking, with concrete worktops that give it a modern edge, while the standout feature is the double-length Aga. There are also integrated appliances and access through to a separate utility room. A convenient guest W/C completes the ground floor.

Upstairs, a mahogany staircase leads to four generously sized double bedrooms, all finished with bamboo flooring and recently redecorated. The family bathroom is sleek and contemporary, offering both a bath and a separate shower.

Outside, the south-facing rear garden has been thoughtfully maintained and provides a peaceful retreat, complete with a pond, mature trees and space for growing vegetables. To the front, there's a driveway with parking for several vehicles, along with a garage featuring bi-fold doors, power and water supply.

The property also benefits from 27 solar panels, generating an income of approximately £1,000 per year.

Early viewing is highly recommended to fully appreciate everything this home has to offer.



£575,000

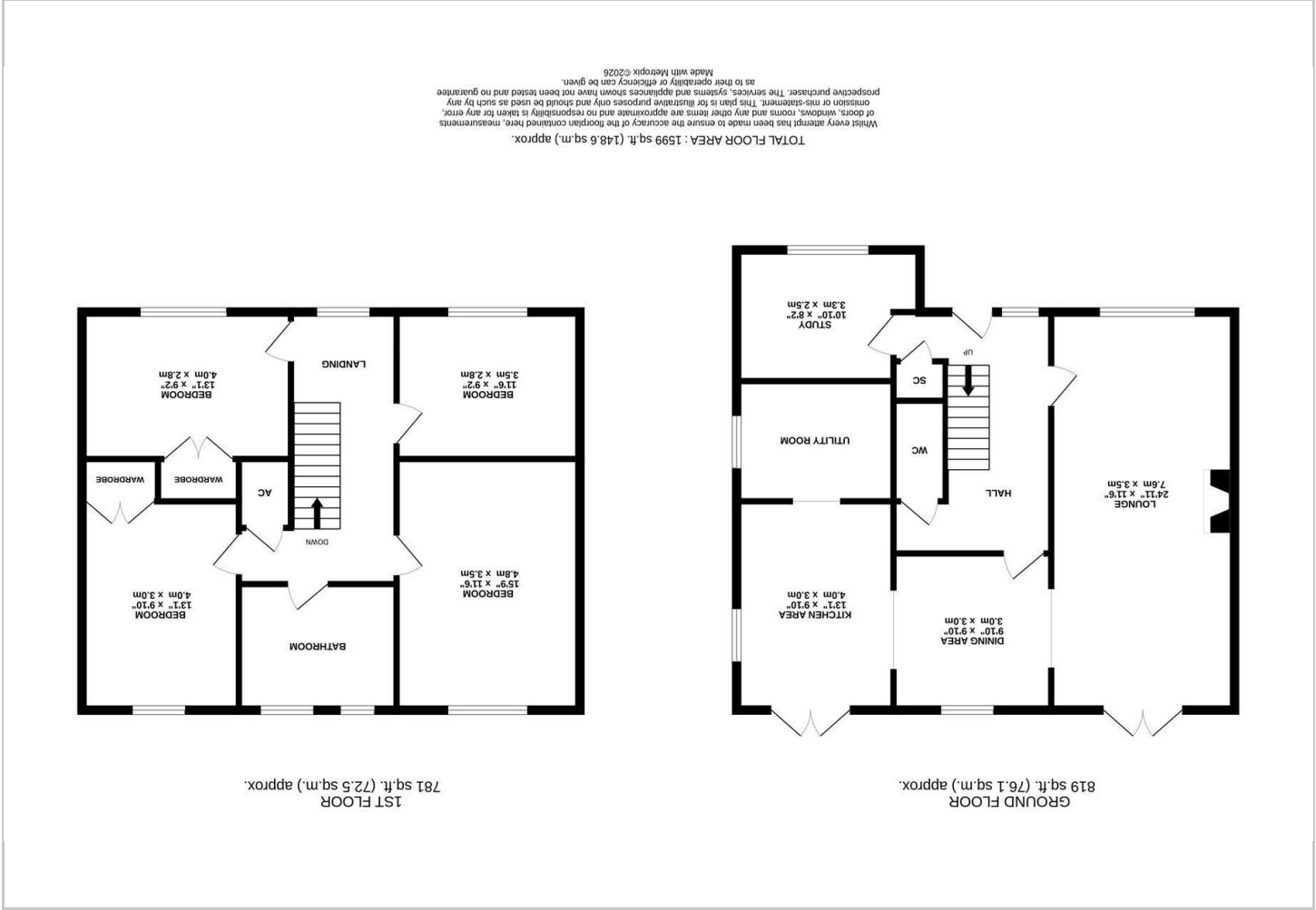


LOUNGE	24'11" x 11'5" (7.6 x 3.5)
DINING ROOM	9'10" x 9'10" (3 x 3)
KITCHEN	13'1" x 9'10" (4 x 3)
STUDY	10'9" x 8'2" (3.3 x 2.5)
BEDROOM ONE	15'8" x 11'5" (4.8 x 3.5)
BEDROOM TWO	13'1" x 9'10" (4 x 3)
BEDROOM THREE	13'1" x 9'2" (4 x 2.8)
BEDROOM FOUR	11'5" x 9'2" (3.5 x 2.8)





Floor Plans



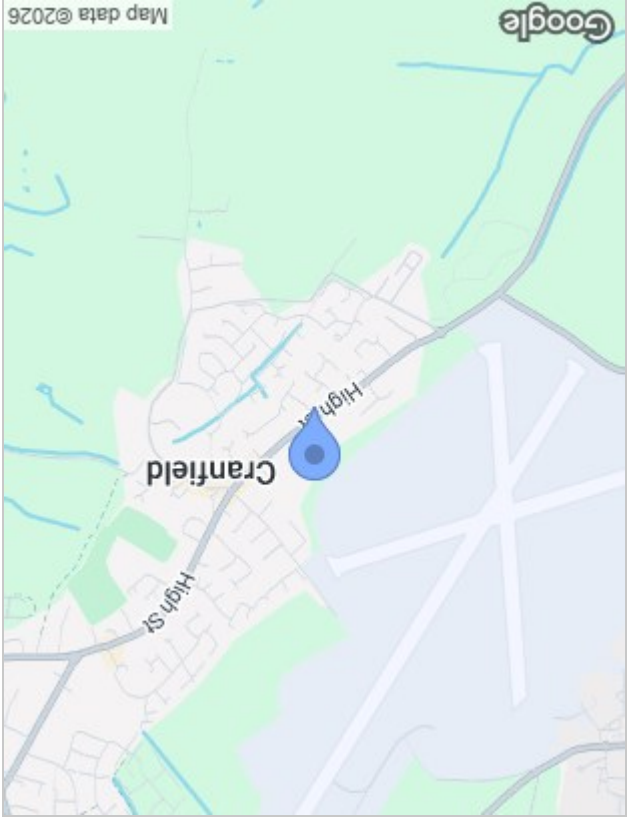
Viewing

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.

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	85	
Potential	89	
Energy Efficiency Rating		

Energy Performance Graph



Location Map