

The Bury | Pavenham



NEW PRICE: £550,000

Village Location |
Detached Bungalow |
3 Double Bedrooms |
En-suite Shower |

Spacious Lounge |
Kitchen/Dining Room |
Conservatory |
Single Garage |

Large Gardens |
Off-road Parking |
EER: Band E |
No Upward Chain |

The Bury Pavenham Beds | MK43 7PX

Daniel James Estate & Letting Agents are delighted to present this very spacious 3 double-bedroom detached bungalow on a plot of approximately 0.4 acres situated within this very desirable cul-de-sac, close to Pavenham Golf Course. The bungalow offers 1,791 sq. ft. of accommodation briefly comprising: Entrance hall, spacious lounge with open fireplace, fitted kitchen, separate utility room, two store cupboards off an inner hall, dining room, conservatory, cloakroom/w.c., family bathroom, master bedroom with en-suite shower room, bedroom two has a separate dressing area, plus third double bedroom. Other features include oil-fired central heating and an open fireplace. Outside there are large, mature, front & rear gardens which are mainly laid to lawn with hedge & shrub borders and patio areas. To the front of the property is a single garage and driveway providing off-road parking for several vehicles. The property falls within the much sought-after Sharnbrook Academy catchment and is offered with No Upward Chain. EER: Band E.

ENTRANCE PORCH |

ENTRANCE HALL |

CLOAKROOM/W.C. |

FAMILY BATHROOM |

LOUNGE |

Approx. 20ft 9in x 17ft 9in (6.32m x 5.41m)

KITCHEN |

Approx. 12ft 8in x 12ft 1in (3.86m x 3.68m)

UTILITY ROOM |

INNER HALL |

DINING ROOM |

Approx. 13ft 1in x 12ft 2in (3.99m x 3.70m)

CONSERVATORY |

Approx. 12ft 1in x 11ft 10in (3.68m x 3.60m)

BEDROOM ONE |

Approx. 13ft 10in x 11ft 11in (4.22m x 3.62m)

EN-SUITE SHOWER ROOM |

BEDROOM TWO |

Approx. 12ft 6in x 10ft 4in (3.80m x 3.16m)

DRESSING AREA |

BEDROOM 3 |

Approx. 13ft 1in x 12ft 2in (3.99m x 3.70m)

LOCATION |

Pavenham is a much sought-after picturesque, riverside village situated just over 6 miles northwest of Bedford with its main line railway station and excellent range of schools. There is a strong community spirit, with many

busy social and sports clubs and organisations. There is a public house, church, golf course, village hall, tennis courts.

COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. For commuters Pavenham has good transport links. The M1 is a short drive away, and there are good local main roads when you want to travel to nearby towns and countryside. Bedford station offers rail services to St. Pancras, London.

EDUCATION/SCHOOLING |

Pavenham is ideally located for those with children of all ages with Pinchmill Primary School in nearby Felmersham, as well as being in catchment of the very sought after Sharnbrook Academy for Secondary pupils. A little over 6 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

LOCAL AUTHORITY |

Bedford Borough Council - direct line (01234) 267422. The Council Tax band is F and the standard assessment for 2023/2024 is £3061.28.

SERVICES |

Mains water, drainage and electricity are connected. Oil fired central heating. Prospective purchasers must rely upon their own enquiries in respect of services in general.

TENURE & POSSESSION |

The freehold of the property is available for sale by private treaty with vacant possession on completion.

MEASUREMENTS |

All measurements are approximate.

ENERGY EFFICIENCY RATING |

Band E.

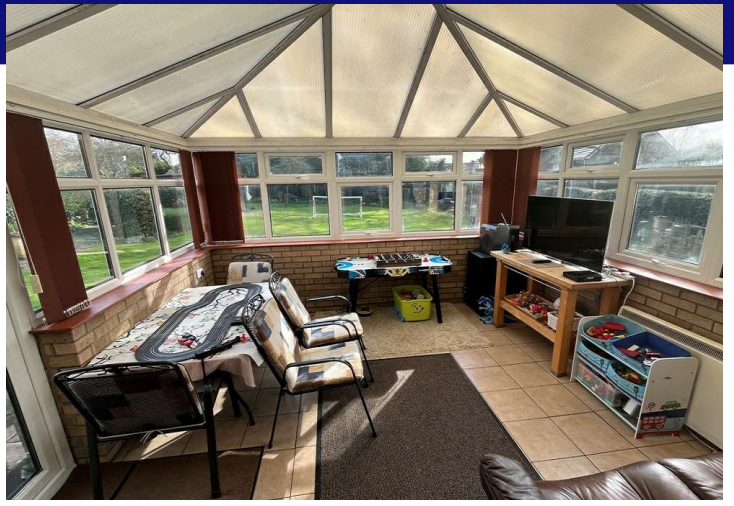
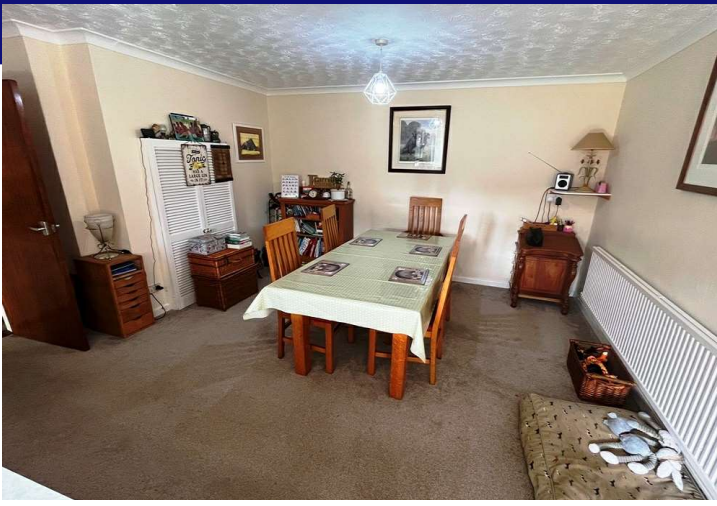
FIXTURES & FITTINGS |

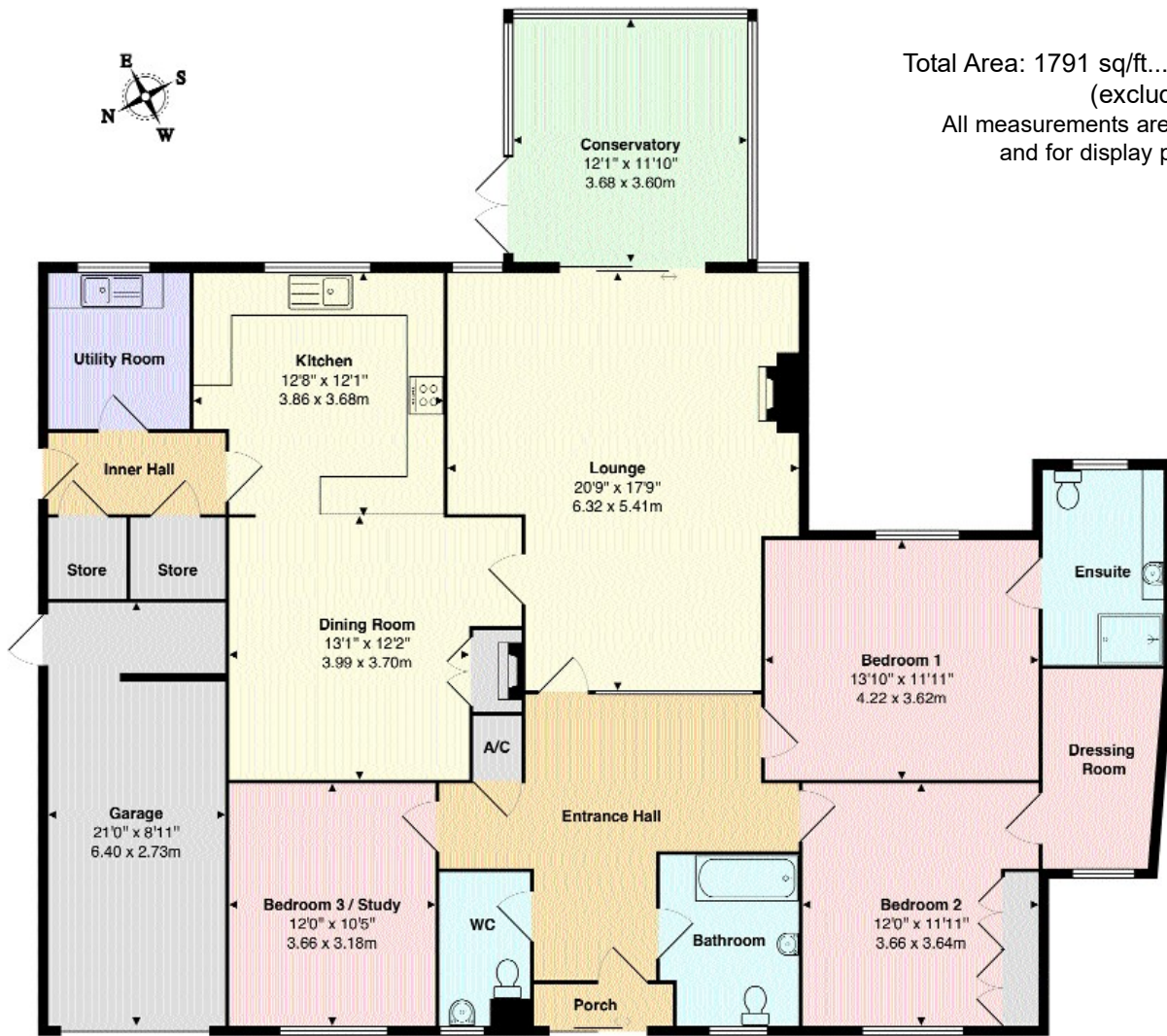
Expressly excluded unless mentioned.

MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving licence/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

**VIEWINGS STRICTLY BY APPOINTMENT ONLY VIA
DANIEL JAMES ESTATE AGENTS | 01234 60 43 44**





Total Area: 1791 sq/ft... 166.4 sq/m
(excluding garage)
All measurements are approximate
and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. Whilst every care has been taken in preparing these particulars some of the descriptions are inevitably subjective. All measurements are approximate only and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Particulars are issued on the understanding that all negotiations are conducted through Daniel James Estate Agents and are presented Subject to Contract and Without Prejudice.

