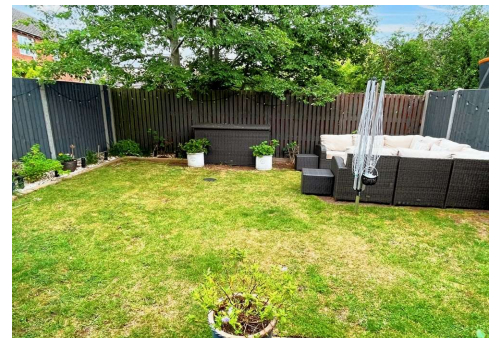


Barley Kiln Lane | Harrold



Asking Price: **£375,000**

Village Location |
3 Double Bedrooms |
Semi-detached |
Town House |

Kitchen/Breakfast |
Utility Room |
Attached Garage |
Ensuite to Master |

Off-road Parking |
Gas Central Heating |
Sharnbrook Catchment |
No Upward Chain |

Barley Kiln Lane Harrold Beds | MK43 7FB

Daniel James Estate & Letting Agents are pleased to present this delightfully spacious & versatile 3 double-bedroom family home in the much sought after riverside village of Harrold and within walking distance of Harrold Primary School, presented in very good order the accommodation briefly comprising: Storm porch, entrance hall, dining/family room, fully fitted kitchen/breakfast room plus a very useful utility room & downstairs cloakroom, 3 double-bedrooms - master with en-suite shower room, plus family bathroom. Other features include gas central heating, double-glazing, front & enclosed rear garden & off-road parking. There is a paved driveway offering off-road parking for several vehicles leading to an attached single garage with eaves storage space. This lovely three-storey town-house falls within the highly desirable Harrold Primary & Sharnbrook Academy catchments and is offered with No Upward Chain.

GROUND FLOOR |

STORM PORCH |

ENTRANCE HALL |

DINING ROOM/FAMILY ROOM |

Approx. 12ft 6in x 9ft 2in (3.80m x 2.80m)

KITCHEN/BREAKFAST |

Approx. 16ft 1in x 9ft 2in (4.90m x 2.79m)

UTILITY ROOM |

DOWNSTAIRS CLOAKROOM |

FIRST FLOOR |

LOUNGE |

Approx. 15ft 3in x 12ft 3in (4.64m x 3.74m)

BEDROOM TWO |

Approx. 13ft 3in x 8ft 8in (4.04m x 2.64m)

BATHROOM |

Approx. 6ft 11in x 5ft 11in (2.10m x 1.81m)

SECOND FLOOR |

BEDROOM ONE |

Approx. 15ft 3in x 12ft 8in (4.64m x 3.85m)

EN-SUITE SHOWER ROOM |

BEDROOM THREE |

Approx. 13ft 1in x 8ft 11in (3.98m x 2.72m)

GARAGE |

Approx. 18ft 1in x 8ft 2in (5.50m x 2.50m)

LOCATION |

If you are looking for genuine old world charm you'll find it in the riverside village of Harrold in Bedfordshire. In the centre of Harrold is the village square, surrounded by lovely

traditional buildings, and the High Street is just a few yards away with its handy shops, post office, butchers, as well as a doctors surgery. It is a lively community that includes several friendly pubs, churches, community centre and a host of local societies and sporting clubs, ranging from cricket, football, bowls, tennis, squash to martial arts and snooker. Virtually on your doorstep is Harrold & Odell Country Park with its water meadows, lakes and 144 acres of countryside - a fantastic place to walk, cycle or simply experience the wildlife.

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 Harrold 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 |

Harrold is ideally located for those with children of all ages with Harrold Primary catering for lower and middle school pupils, as well as being in catchment of the very sought after Sharnbrook Academy. A little over 8 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 D.

SERVICES |

Mains water, drainage, gas and electricity are connected. Gas fired 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 C.

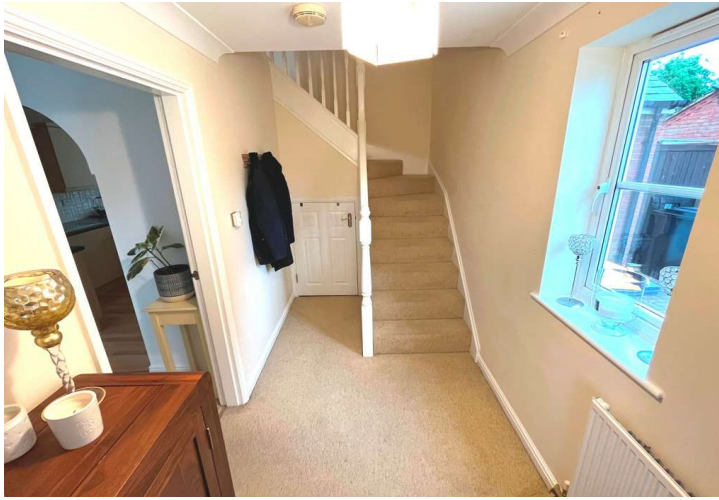
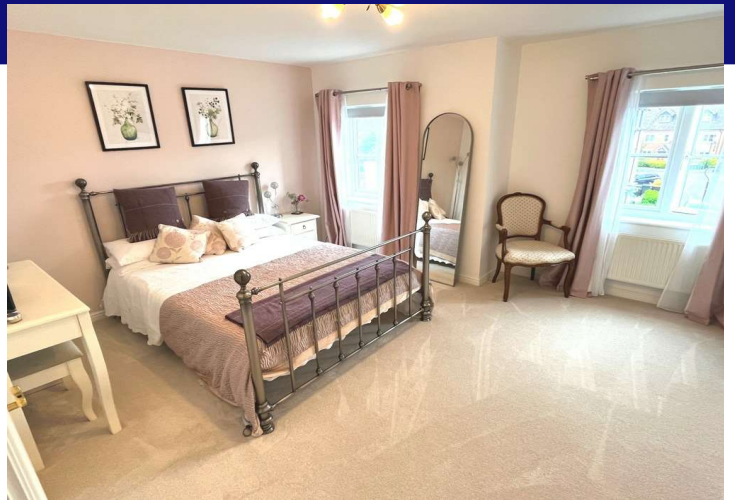
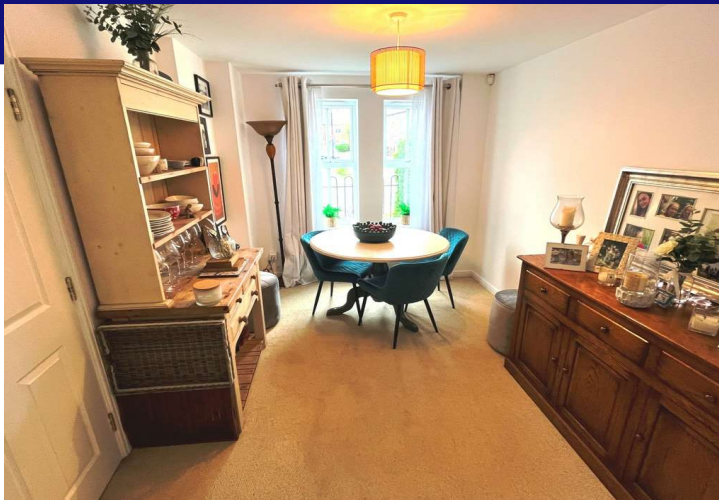
FIXTURES & FITTINGS |

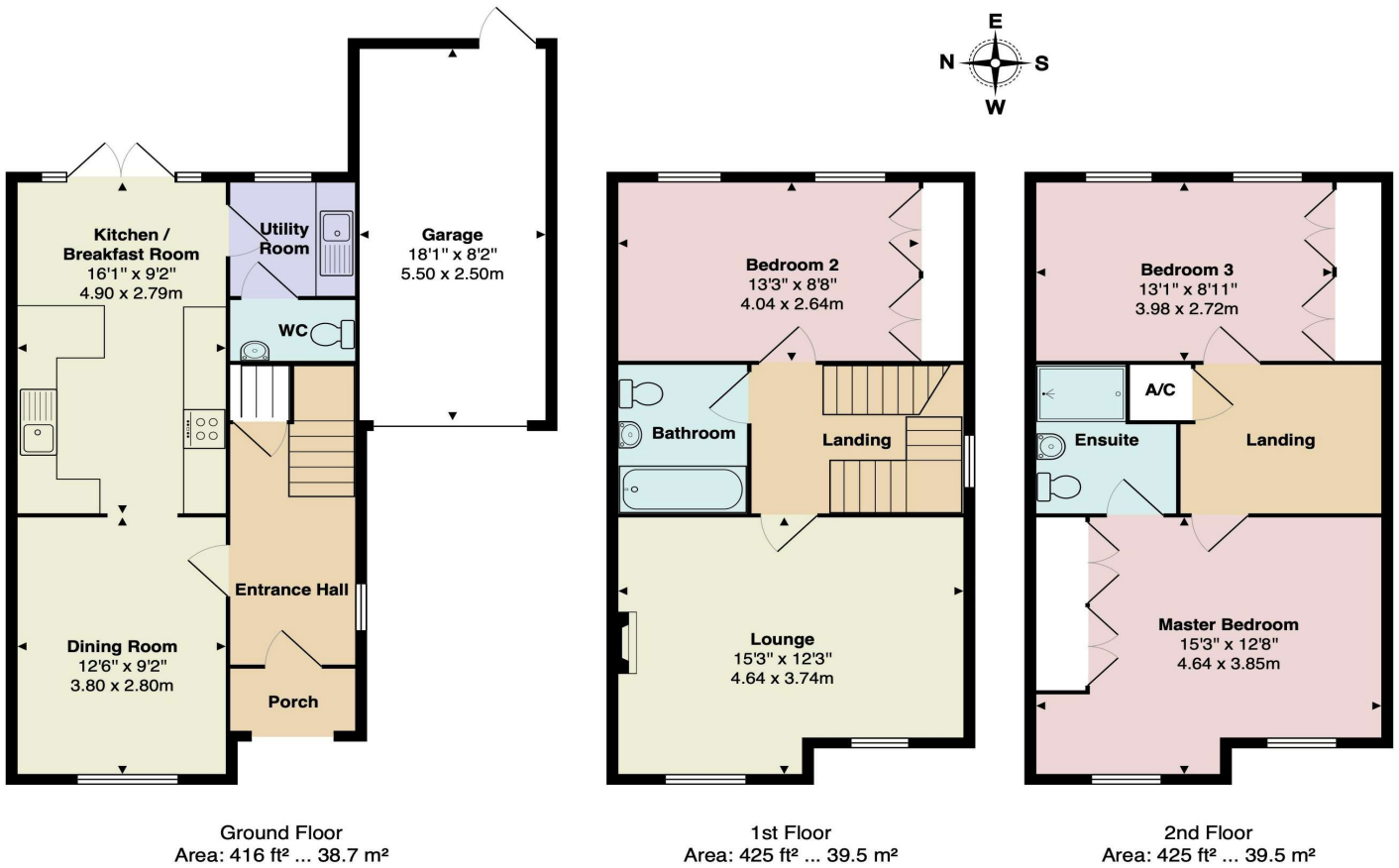
Expressly excluded unless mentioned.

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: 1266 ft² ... 117.6 m² (excluding garage)
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	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.

