

Church Walk | Harrold



OFFERS IN EXCESS OF: £500,000

Desirable Location |
4 / 5 Bedrooms |
Semi-Detached House |
4 Reception Rooms |

Kitchen/Breakfast |
Utility Room |
Ensuite to Master |
Off-road Parking |

Gas Central Heating |
Mature Gardens |
Sharnbrook Catchment |
EER: Band C |

Church Walk Harrold Beds | MK43 7DG

We are delighted to present this spacious and versatile 4/5 bedroom, semi-detached house situated in one of the most desirable areas of the village of Harrold, close to local amenities and within walking distance of Harrold Primary School and Harrold & Odell Country Park. The well-presented property features 4 separate reception rooms and briefly comprises: Entrance hall, family room, lounge with log-burner, dining room, study/bed 5 with downstairs cloakroom/w.c., L-shaped kitchen/breakfast and separate utility room. The first floor comprises 4 bedrooms - master with en-suite shower and a family bathroom. The large loft area has been part-boarded with loft-ladder access & lighting. Outside there is an enclosed, 'wraparound' rear garden with several patio areas, lawn area with mature trees & shrub borders. Two wooden barns/shed provide useful storage as well as a working well. The property falls within the popular Harrold Primary & Sharnbrook Academy School catchments.

GROUND FLOOR |

ENTRANCE HALL |

FAMILY ROOM |

Approx. 11ft 7in x 8ft 2in (3.52m x 2.48m)

LOUNGE |

Approx. 17ft x 12ft (5.18m x 3.66m)

DINING ROOM |

Approx. 11ft 6in x 10ft 6in (3.50m x 3.20m)

KITCHEN/BREAKFAST |

Approx. 18ft 4in x 11ft 7in (5.58m x 3.52m)

UTILITY ROOM |

Approx. 9ft 8in x 7ft 7in (2.94m x 2.30m)

STUDY/BEDROOM 5 |

Approx. 12ft 7in x 7ft 7in (3.84m x 2.30m)

DOWNSTAIRS CLOAKROOM/W.C. |

FIRST FLOOR |

BEDROOM 1 |

Approx. 12ft x 11ft 7in (3.67m x 3.54m)

EN-SUITE SHOWER |

BEDROOM 2 |

Approx. 14ft x 10ft 10in (4.26m x 3.29m)

BEDROOM 3 |

Approx. 13ft 7in x 9ft 8in (4.14m x 2.93m)

BEDROOM 4 |

Approx. 11ft 7in x 6ft 11in (3.54m x 2.11m)

FAMILY BATHROOM |

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 shop, post office, butchers, as well as a doctors surgery. It is a lively community that includes several friendly pubs, restaurant & takeaway/fish & chip shop, 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.

SERVICES |

Mains water, drainage, gas and electricity are connected. Gas 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 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 604344](#)





Ground Floor
Area: 969 ft² ... 90.0 m²

1st Floor
Area: 662 ft² ... 61.5 m²

Total Area: 1631 ft² ... 151.5 m² (excluding shed)
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.

