



The Old Furlong, Cranfield, MK43 0GS
Price: Offers Over £400,000 Freehold



A wonderful family home situated in the village of Cranfield, just a short stroll from local amenities. This well presented, double fronted property features a bright dual aspect lounge, a generous kitchen and dining area, three bedrooms, an en-suite to the primary bedroom and a four piece family bathroom.



The Old Furlong

Cranfield, MK43 0GS



Cranfield is a charming village in Bedfordshire, surrounded by picturesque countryside and located approximately 9 miles from Bedford and 6 miles from Milton Keynes. The village is home to the renowned Cranfield University and its airport, while also offering a range of amenities, including schools, shops, and services. Additionally, there are convenient bus routes connecting Cranfield to both Milton Keynes and Bedford, making it an ideal location for those seeking a blend of rural and modern living.



From the entrance hall the stairs rise to the first floor and doors access the downstairs cloakroom, lounge and kitchen/dining area.

The lounge is a generous size and a perfect space for relaxing, with window to the front and double doors flanked with glazed panels/windows to the rear garden.

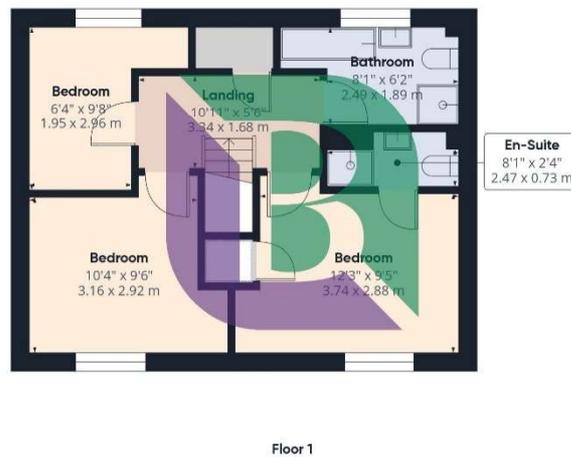
The kitchen has a window to the front and is fitted with a range of unit and drawers complimented with work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap and gas hob with chimney style extractor over, to the splash backs are metro styled tiling. To finish the look is a built-in oven and integrated washing machine, dishwasher and fridge freezer. The kitchen flows into the dining area which has a door to the under stairs storage and double doors accessing the rear garden.

From the first-floor landing there are doors accessing the three bedrooms, the primary with an en-suite and the family bathroom which is fitted with a four-piece suite to include a bath and separate shower enclosure.

Externally to the front is a path leading to the front door with garden areas to either side. A driveway is to the side of the property providing parking for approximately three vehicles and gated access to the well-kept rear garden with patio areas and lawn.

Agents Note:

The vendor has informed the agent that there is an Estates & Management charge of £280 (paid £140 twice a year).



Approximate total area⁽¹⁾
971.32 ft²
90.24 m²

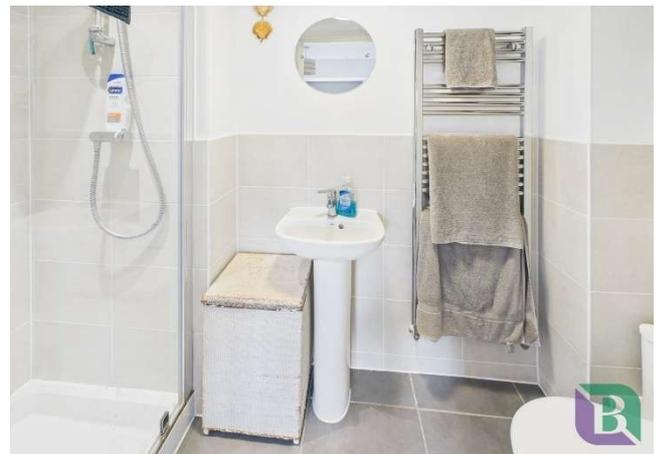
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

