



120A, Station Road, Tempsford, SG19 2AY



Offers in Excess of: £475,000 Freehold

Station Road, Tempsford, SG19 2AY

- Countryside Views
 - Four Double Bedrooms
 - Spacious Lounge
 - Open Plan Kitchen/Dining Room
 - Downstairs Cloakroom
 - Study
 - Front and Rear Gardens
 - Integrated Garage
 - Freehold
 - Energy Rating - D/55
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Discover the epitome of family living in Tempsford's desirable village location. This meticulously renovated and extended four double-bedroom home boasts a seamless blend of modern elegance and functionality. Featuring a stunning kitchen/dining area, a contemporary living room and a versatile study. With luxurious facilities, including his and her sink, fitted wardrobes throughout, and spacious bedrooms the charming outdoor space to the front and rear further compliments village living. The home comprises an integral garage and block paved driveway. Best of all, it's only a stroll away from the perfectly situated petting farm; it's an ideal retreat for families.

Council Tax Band - D
Central Bedfordshire District Council



DRAFT DETAILS

Accommodation

Entrance Hall

Living Room 14'5" x 14'11" (4.4m x 4.55m).

Cloakroom

Kitchen/Dining Room 21'11" x 11'5" (6.68m x 3.48m).

Study 8'6" x 11'3" (2.6m x 3.43m).

First Floor Landing

Bedroom One 11'9" x 11'11" (3.58m x 3.63m).

Ensuite

Bedroom Two 11'6" x 9'9" (3.5m x 2.97m).

Bedroom Three 19'6" x 9'8" (5.94m x 2.95m).

Bedroom Four 10'8" x 12'9" (3.25m x 3.89m).

Bathroom

Outside

Front and Rear Gardens

Garage and Driveway



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer

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