



**GREENWAY COTTAGE, THE GREEN,
RADWELL, BEDS, MK43 7HT**

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GUIDE PRICE: £245,000

GRADE 2 LISTED 2 BEDROOM THATCHED COTTAGE IN A LOVELY NORTH BEDFORDSHIRE VILLAGE

An attractive Grade 2 Listed end-terrace double fronted thatched cottage set on the edge of the village Green of Radwell in rural North Bedfordshire, offering the best of both worlds with village living and good road access to the major road network in the wider area and surrounding towns. The property comprises: Entrance hall, 2 reception rooms, kitchen with door to rear garden and downstairs bathroom. Upstairs provides 2 bedrooms with access to the second bedroom via the first bedroom. Outside provides a front garden with a gate leading off the Village Green, the rear garden offers 2 separate areas one directly behind the cottage with a path continuing to a garden shed and a second area currently predominantly set with wild flowers.

The property benefits from: Electric radiator heating 2 reception rooms, modern fitted kitchen, modern well equipped ground floor bathroom, front and rear gardens, garden shed and is CHAIN FREE.

The sought-after North Bedfordshire village of Radwell still very much provides a rural setting while providing access to the wider area and falls within the much-desired Sharnbrook & Lincroft schools catchment area and is well placed for access to the outstanding Harpur Trust private schools. Located within easy reach to the A6 for access to Bedford and Rushden and beyond. Amenities can be found close by in the villages of Milton Ernest & Sharnbrook and the mainline railway station for London St Pancras and the North is a short drive away in Bedford.

- 2 BEDROOMS**
- 2 RECEPTION ROOMS**
- GROUND FLOOR EXTENSION**
- KITCHEN**
- DOWNSTAIRS BATHROOM**

- NORTH BEDS VILLAGE**
- LOVELY LOCATION**
- REAR GARDEN**
- NO UPWARD CHAIN**

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 5)

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE
BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM
THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

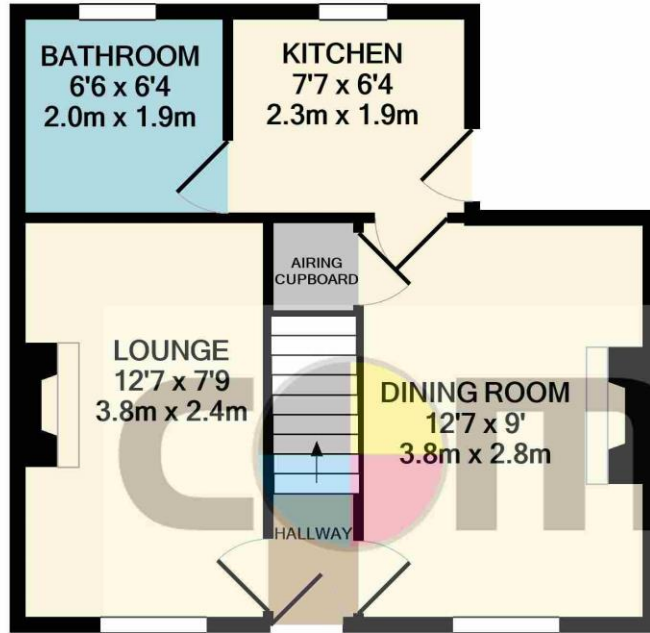
Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

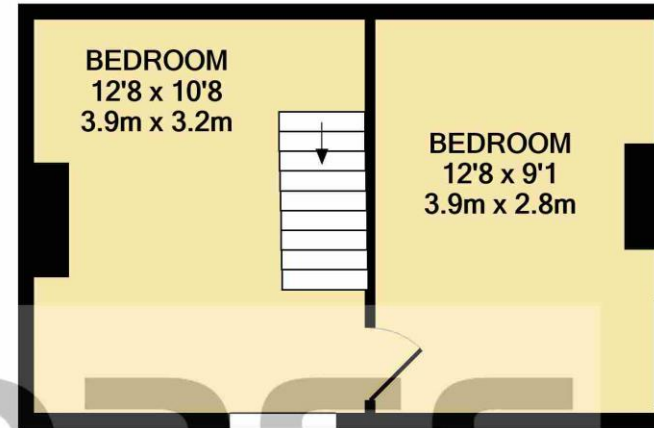
MAP:



FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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