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10 Greenhill View, Tilsworth, LU7 9FQ

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Offers In Excess Of £485,000

- THREE DOUBLE BEDROOM FAMILY HOME
- DRIVEWAY PARKING and GARAGE
- ENCLOSED LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL APPOINTED KITCHEN/DINING ROOM
- SIZABLE LOUNGE
- DOWNSTAIRS CLOAKROOM
- MAIN BEDROOM with EN-SUITE
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

Nestled within a quiet cul-de-sac in the picturesque village of Tilsworth, stands this well presented three bedroom family home, that benefits from underfloor heating on the ground floor and an en-suite to the main bedroom.

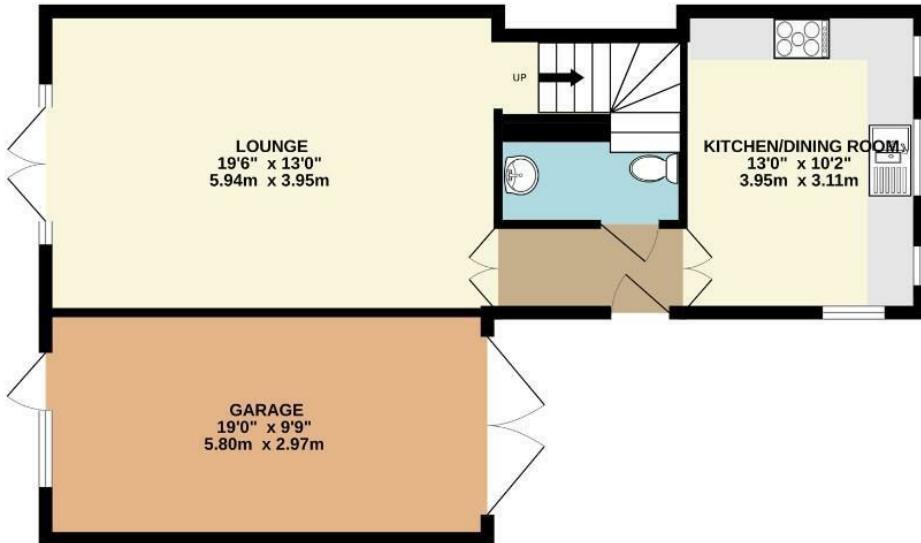
Offering flexible living accommodation this home offers, a sizable lounge with double glazed French doors opening to the rear garden. The well-appointed kitchen/dining room sits to the front of the property with built in appliances. The ground floor also benefits from a downstairs cloakroom.

The three bedrooms with an en-suite to the main bedroom and family bathroom completes the first floor.

Externally, the mature rear garden is mainly laid to lawn, with flower beds and trees. Off road parking is via a driveway to the front of the property with an electric car charge point, plus an allocated bay across from the property. The garage has power and lighting with a door opening to the rear garden.

Tilsworth is a village located in the county of Bedfordshire, England. It is situated near the town of Leighton Buzzard and is part of the Central Bedfordshire district. The village has a rural character with open fields and countryside surroundings.

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	93
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

## **Entrance Hall**

Entry via a part glazed solid wooden door. Oak engineered flooring with underfloor heating.

## **Cloakroom**

Two piece suite comprising; W/C and wash hand basin. Tiled flooring and underfloor heating.

## **Lounge**

Double glazed windows and French doors to rear aspect with fitted blinds. Oak engineered flooring with underfloor heating. Stairs rising to the first floor landing.

## **Kitchen/Dining Room**

Dual aspect double glazed windows. A range of floor and wall mounted units consisting for cupboards and drawers with a Granite worktop over. 1 ½ bowl stainless steel sink. Induction hob with an extractor over. Electric oven and microwave oven. Integrated fridge-freezer, dishwasher, washing machine and wine cooler. Tiled flooring with underfloor heating.

## **First Floor Landing**

Fitted carpet and radiator. Skylight over stairs. Airing cupboard housing the hot water tank and gas boiler.

## **Main Bedroom**

Double glazed windows to rear aspect with fitted shutters. Fitted carpet and radiator.

## **En-suite**

Three piece suite comprising; walk-in shower, W/C and his and hers wash hand basin. Tiled flooring and heated towel rail. Skylight.

## **Bedroom Two**

Double glazed window to front aspect with fitted shutters. Fitted carpet and radiator.

## **Bedroom Three**

Double glazed window to front aspect with fitted shutters. Fitted carpet and radiator.

## **Bathroom**

Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Tiled flooring and heated towel rail. Skylight.

## **Front**

Driveway parking with separate allocated parking bay. Access to the garage.

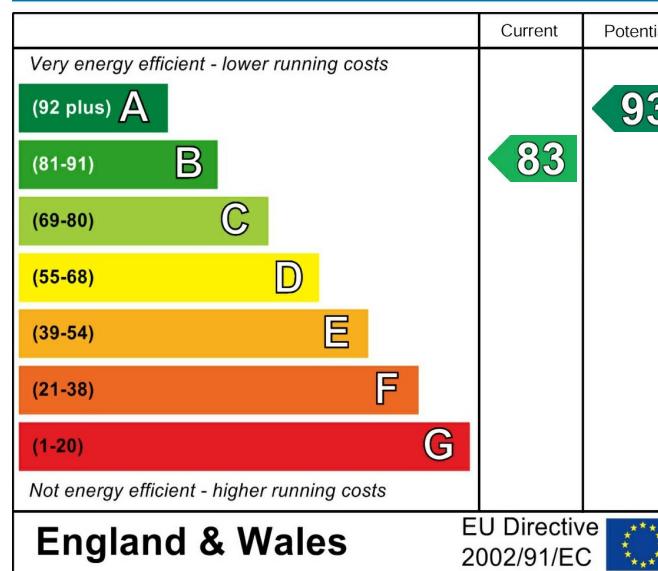
## **Garage**

Access via double wooden doors. Power and lighting. Double glazed window and patio door opening to the rear garden.

## **Garden**

South-east facing garden. Paved patio with laid to lawn. Fully enclosed, surrounded by mature shrubs and trees. External sockets Outside tap.

## **Energy Efficiency Rating**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







