

-  4 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Off-Street Parking
-  EPC Band C

Freehold

Council Tax Band:
F £3,371.69 (2025/26)

Local Authority:
Central Bedfordshire Council



Stunning detached 4-bedroom family home in popular Bedfordshire village, close to amenities. For sale with no upper chain.

Description

This beautifully presented family home has been extended to maximise living space and recently refurbished throughout. It offers excellent accommodation for a growing family. A large driveway at the front provides ample off-street parking. An attractive entrance hall with fitted storage leads to a generous living/dining room featuring a fireplace with log burner and French doors to the garden. A stylish, refitted kitchen sits at the rear, offering an extensive range of eye and base units with integrated appliances, leading to a family/breakfast room. A cloakroom off the hallway completes the ground floor. Upstairs, there are four good-sized bedrooms, with the master benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms. Outside, a useful storeroom at the front is accessed from the driveway. The rear garden is landscaped with a deck, patio seating area, steps up to the lawn, and various mature fruit trees, including Pear, Apple, Cherry, and Plum.

Location

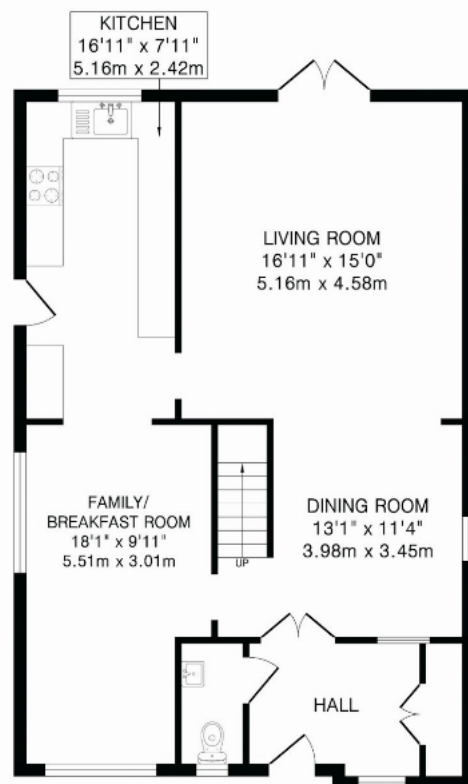
Nestled close to Caddington village centre, this property boasts countryside views while being a short walk from amenities and the village school. Convenient for M1, M25, Luton Airport, and fast rail links to London from Luton Parkway and Harpenden.

Assured move - This property is sold with the benefit of Assured Move from Ashtons. Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.



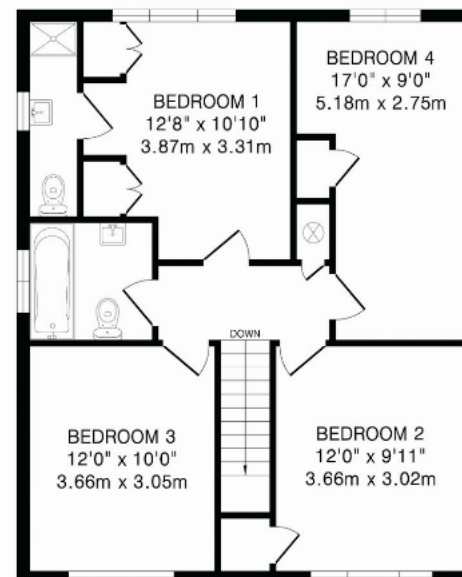






Ground Floor

826 sq.ft.(76.7 sq.m)approx.



First Floor

682 sq.ft.(63.3 sq.m)approx.

TOTAL FLOOR AREA: 1508 sq.ft.(140.0 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.