

8 Pine Walk, Silsoe

Bedford

Guide Price £420,000

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Silsoe, Bedford

Beautifully presented throughout, this attractive three-bedroom semi-detached home offers approximately 957 sq ft of versatile accommodation arranged over two floors. Ideally positioned within the popular Silsoe Grange development, the property combines modern interiors, generous living space and excellent outdoor entertaining space, making it an ideal choice for families and professionals alike.

Two features make this home particularly special. Firstly, the exceptionally generous rear garden, which is unusually spacious for a modern development, offers plenty of room for families, gardening enthusiasts and those who enjoy entertaining friends and family outdoors. Secondly, its peaceful cul-de-sac position means there is no through traffic passing the property, providing a particularly pleasant and private setting. There is also considerable potential to extend the property, subject to obtaining the necessary planning permissions, offering an exciting opportunity for buyers looking to create additional living space in the future. Adding further appeal, the property is being offered with an upper chain in place, potentially allowing for a smoother and more straightforward move.

Upon entering, the welcoming entrance hall provides access to a convenient cloakroom/WC and useful understairs storage cupboard. The private living room offers a comfortable space in which to relax, while the impressive kitchen/dining room provides a wonderful hub for everyday family life and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom. The principal bedroom further benefits from its own en-suite shower room.

Externally, the property continues to impress. The garage benefits from a personal access door, with parking to the rear and direct access into the garden. A useful side gate provides additional convenience and easy access.



The generous rear garden is predominantly laid to lawn and complemented by an extensive patio area extending around the rear and side of the property. This creates an excellent space for outdoor dining, entertaining and enjoying the warmer months. Outside lighting further enhances the garden, creating an attractive ambience throughout the year.

The Location

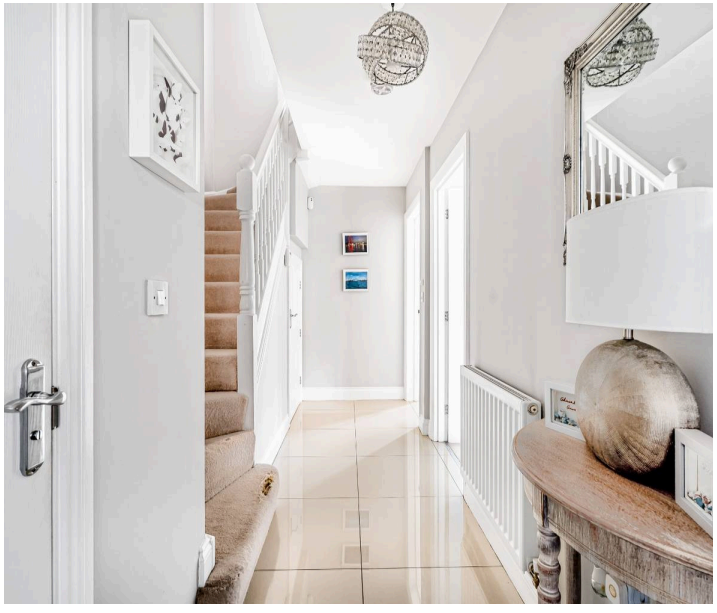
Situated within the friendly and highly regarded village of Silsoe, the property enjoys a convenient position between the market town of Ampthill and the village of Barton-le-Clay. Silsoe offers a range of everyday amenities, including a local Co-op, gym, welcoming public house, lower school and pre-school. The property is also understood to fall within the catchment areas for Arnold Middle School and Harlington Upper School, although prospective purchasers are advised to confirm current catchment arrangements directly with the relevant authorities.

For commuters, Flitwick railway station is approximately four miles away and provides direct rail services to London St Pancras, Bedford and Luton. London Luton Airport is approximately 12 miles away, while the larger towns of Luton and Milton Keynes offer an extensive choice of shopping, leisure and recreational facilities. One of the area's most notable attractions is the magnificent Wrest Park, a historic country estate renowned for its impressive mansion and spectacular landscaped gardens. With approximately 300 years of garden design history, it provides a wonderful setting for countryside walks, family days out and enjoying the surrounding Bedfordshire countryside.

Additional Information

The property is subject to an annual estate/management charge, currently £310 per annum.







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Approximate Gross Internal Area 988 sq ft - 92 sq m (Excluding Garage)

Ground Floor Area 516 sq ft – 48 sq m
First Floor Area 472 sq ft – 44 sq m
Garage Area 207 sq ft – 19 sq m

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