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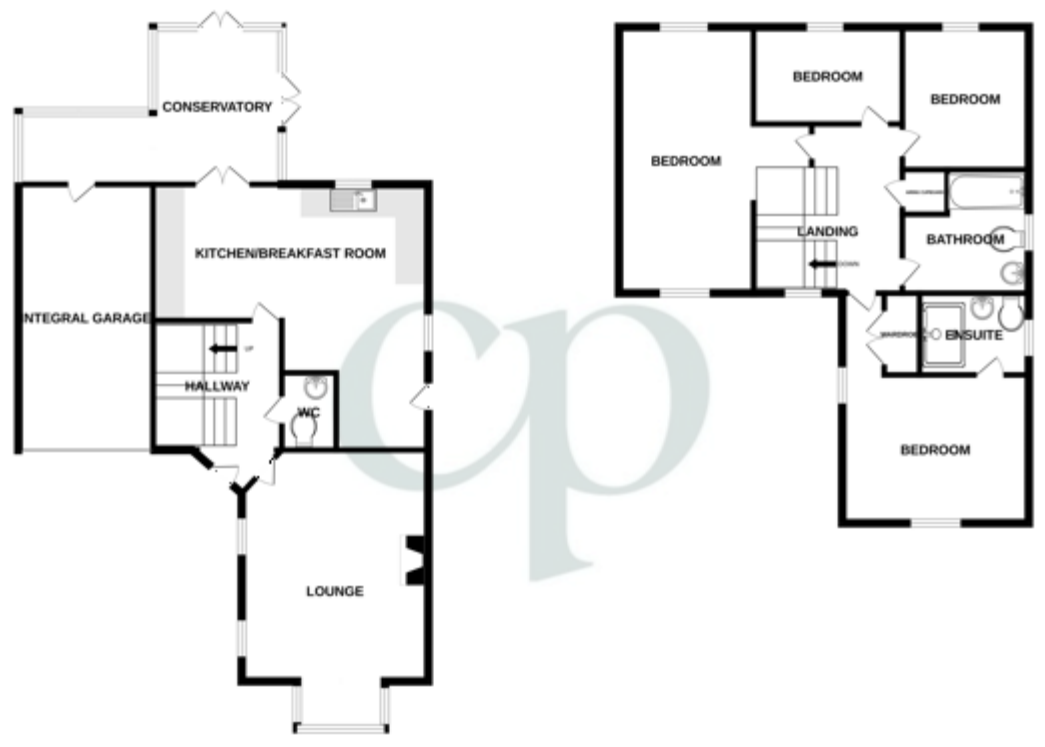
22 The Beeches, West Park

Silsoe, Bedfordshire,
MK45 4FD

Offers in Excess of £500,000

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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.
Made with floorplan 11/2025

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82+)	A	81
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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A truly stunning four bedroom detaches residence situated in an award winning development within the historic area of Wrest Park in Silsoe.

- Bay fronted lounge.
- Beautiful kitchen/breakfast room.
- Nicely proportioned master bedroom with fitted wardrobes and ensuite.
- Refitted cloakroom and first floor family bathroom.
- Enclosed lawned garden backing on to private grounds.
- Maintenance charge of circa £250 per annum.
- Situated on The Beeches – a private, no-through road.

Ground Floor

Entrance Hall

Entrance door to the front, limestone flooring, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin.

Lounge

18' 11" x 12' 10" (5.77m x 3.91m) Feature fireplace with log burner, coving, double glazed bay window to the front, radiator.

Kitchen/Breakfast Room

19' 2" x 9' 4" (5.84m x 2.84m) A superb range of base and wall mounted units with quartz work surfaces over, 1.5 basin sink and drainer, space for appliances, limestone flooring, double glazed window to the rear, radiator.

Conservatory/Family Room

18' 11" x 10' 9" (5.77m x 3.28m) Double glazed windows and two sets of double doors opening to the rear garden, underfloor heating.

Landing

Landing

Access to loft.



Bedroom One

16' 5" x 12' 10" (5.00m x 3.91m) Fitted wardrobes, coving, double glazed windows to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin.

Bedroom Two

17' 5" x 9' 2" (5.31m x 2.79m) Coving, double glazed windows to the front and rear, radiator.

Bedroom Three

9' 10" x 8' 9" (3.00m x 2.67m) Coving, double glazed window to the rear, radiator.

Bedroom Four

10' 3" x 6' 5" (3.12m x 1.96m) Coving, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Front Garden

Lawn area with shrub and flower borders.

Rear Garden

A secluded rear garden, mainly laid to lawn with patio seating area, shrub and flower borders, timber fencing.

Garage

Up and over door, power and light.

Parking

Block paved driveway to the front of the property providing off-road parking.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding.

