



Castles

ORCHARD WAY  
Stanbridge, Bedfordshire



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Asking  
Price  
**£650,000**  
(Freehold)

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Positioned within walking distance to Stanbridge lower school this extended 4-bedroom home is perfect for the modern family.



Having been renovated by the current owners to create fantastic family accommodation the property must be viewed to fully appreciate the space, garden and position.

The downstairs accommodation blends separate spaces with a family room and separate study along with a W.C but then leads into an amazing open plan kitchen family diner, fully equipped with island, wooden work surfaces, 3 sky lights, wine fridge and Bi fold doors to the private rear garden, a special area that is truly the hub of this home. The downstairs is completed by an oversized utility room with space for washing machine, sink and storage.

Upstairs the impressive accommodation continues with 4 bedrooms, the principal bedrooms benefits from a en suite shower and the floor is completed by a refitted generous 4 piece family bathroom with double shower and free standing bath.

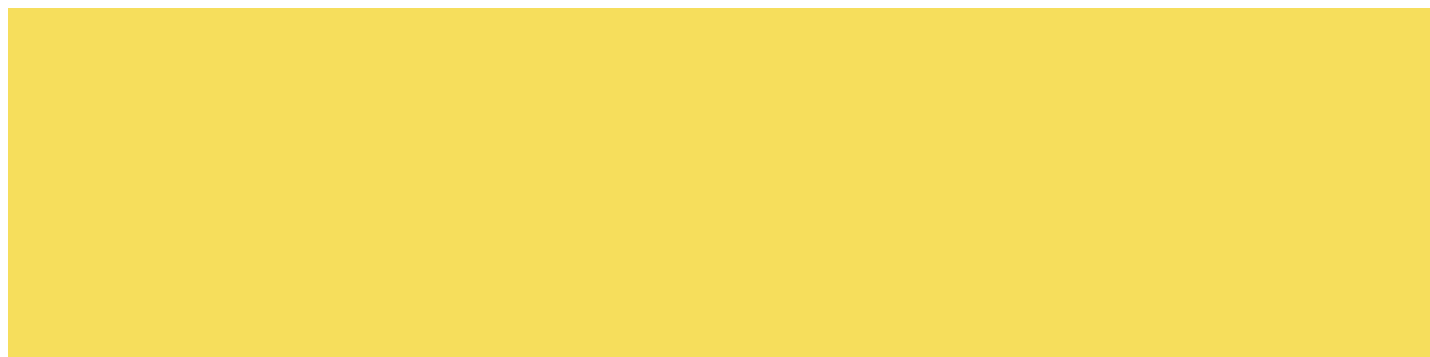
## Specifications

- Extended
- Kitchen family diner
- Bi Fold doors
- Island
- 4 piece bathroom
- En suite
- 2 additional reception spaces
- Scope to extend into the loft





Externally the rear garden offers a patio area and lawned area along with driveway parking to the front of the property.

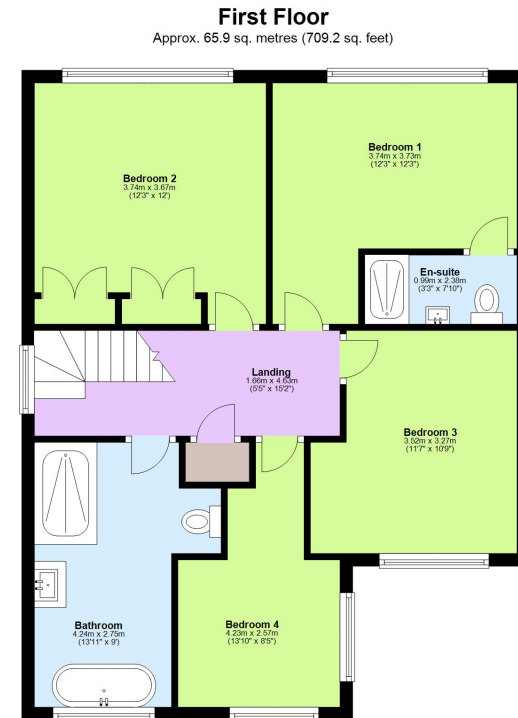
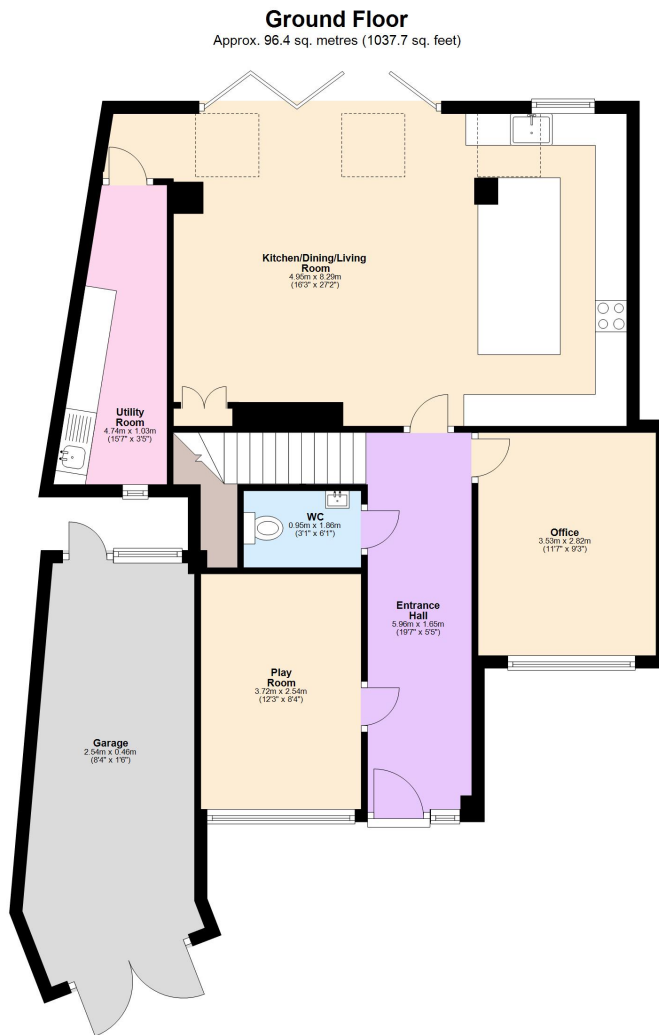


**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: TBC



Total area: approx. 162.3 sq. metres (1746.9 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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