



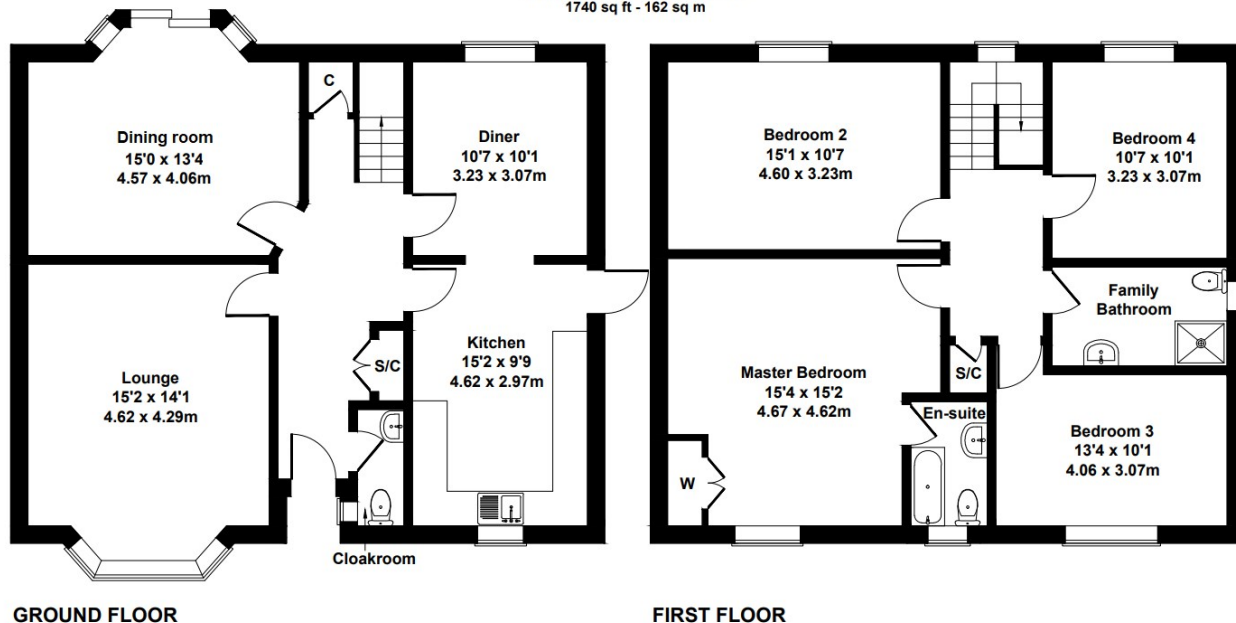
## 2 Grange Way, Willington, Bedford, MK44 3QW

Guide Price £550,000

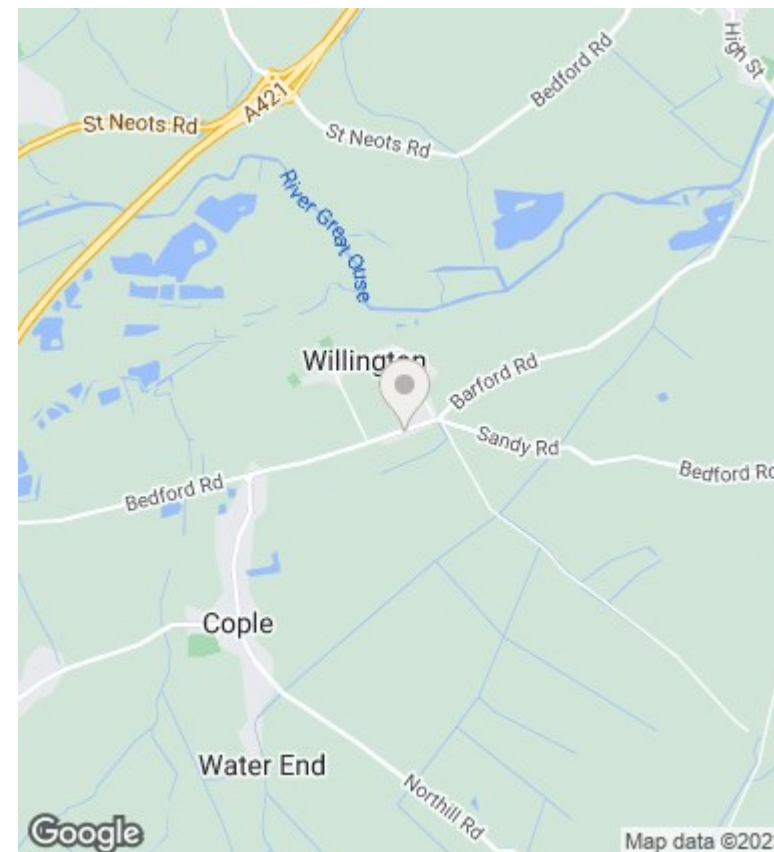
- Chain Free
- Sought after cul-de-sac road
- Spacious reception rooms
- Off road parking
- Executive property
- Substantial plot
- Mature front and rear gardens
- Popular village location
- Four double bedrooms
- Double garage

## Grange Way, Willington,

Approximate Gross Internal Area  
1740 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



## Directions

Grant of Probate is awaited, this has been applied for.

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## Council Tax Band

F

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	