



For Sale  
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# Harrold Road, Lavendon, Olney

Offers Over £650,000 Freehold

4 bedroom detached house for sale

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## Description

An extended four double bedroom detached home situated on a plot approaching a quarter of an acre within one of Buckinghamshire's most desirable villages.

Located on Harrold Road in Lavendon, the house is conveniently situated for countryside walks, the village pubs and the post office/convenience store.

Upon entering the home, you're greeted by a decent-sized entrance hall with stairs to the first floor with storage under and doors to the ground floor accommodation. To the left is a generous sitting room with a large bay window to the front aspect, a feature fireplace, and glazed doors that open into the family room, allowing the house to be almost open plan. Immediately right in the entrance hall is the cloakroom (WC), a toilet and wash hand basin. The next door leads into the Kitchen/Dining/Family room; the kitchen has been refitted with integrated appliances, a butler sink and has space for a large range cooker. The kitchen is open plan to the dining and family rooms, which are at the rear of the property with views over the garden. Our clients inform us they have a set of internal bi-folding doors for the space between these two rooms should the new owners want to install and separate them.

Just off of the kitchen is the utility room with built-in appliances and a sink with a door leading to another extended part of the home, a recently added boot room which has an integrated fridge freezer, work surfaces and doors to the garage and garden.

The landing has been thoughtfully designed as an open plan study area on the first floor and provides access to all four double bedrooms. The principal bedroom and bedroom two both have en suite shower rooms, and a family bathroom serves the other two bedrooms.

Outside, the house has a one and a half-width garage to the front with an electric up and over door. The driveway provides off-road parking for numerous cars with gated access to the rear garden.

The rear garden has two areas, nearest the house a raised terrace which has been landscaped with low maintenance in mind, a great space to relax, entertain and soak



up the sun with uninterrupted views over the countryside, further away from the house our clients have purchased paddock land, a brilliant investment in this home with a large lawned area, perfect for children and pets to play and all enclosed by timber fencing.

## **Tenure**

Freehold

# Harrold Road, Lavendon, Olney, MK46

Approximate Area = 2049 sq ft / 190.4 sq m (includes garage)

Outbuilding = 48 sq ft / 4.4 sq m

Total = 2097 sq ft / 194.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © richicom 2021. Produced for James Kendall Estate Agents REF: 778153



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