Hillesden Avenue | Elstow | Bedford | MK42 9AJ

Price Guide £450,000

LEPORE & Co

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LEPORE & Co are delighted to offer for sale A SUPERB and RARELY AVAILABLE four bedroom detached family home ideally situated on this highly sought after development in Elstow. The property has been BEAUTIFULLY maintained and upgraded by the current owners over the years and the main highlights include, hall way downstairs WC, 32ft open plan lounge/diner,
14ft kitchen/breakfast room, sizeable landing, Master bedroom with Ensuite, three further well proportioned bedrooms, bathroom, integral garage and front and rear gardens. All local amenities are situated close by and there are excellent road links to southern A1/M1 bypass. to fully appreciate this MAGNIFICENT property an internal and external viewing is strongly advised. CALL TO VIEW.

- DETACHED
- FOUR BEDROOMS
- DOWNSTAIRS WC
- ENSUITE TO MASTER
- NO UPWARD CHAIN

- HIGHLY REGARDED AREA
- 32ft LOUNGE/DINER
- 14ft KITCHEN/BREAKFAST ROOM
- SUPERB CONDITION THROUGHOUT
- MUST BE VIEWED

ENTRANCE HALL
Double glazed door to front, stairs to first floor, under stairs cupboard, door to garage doors to main rooms.

CLOAKROOM/WC
4'2 x 2'10 (1.27m x 0.86m)
Two piece suite comprising low level WC, wash hand basin, tiled flooring, double glazed window to side.

LOUNGE
19'1 x 11'10 (5.82m x 3.61m)
Double doors, coal effect gas fire with stone surround and hearth, double glazed bay window to front, double glazed window to side walk through to

DINER
11'10 x 8'11 (3.61m x 2.72m)
Double glazed bay with French doors to rear, door leading to

A wonderful and well maintained four bedroom detached family home lovingly looked after by the current owners and ideally situated with A1/M1 southern bypass conveniently positioned close by.

KITCHEN/BREAKFAST ROOM
14'6 x 6'10 (4.42m x 2.08m)
Built in 5 ring gas hob with oven under and extractor over, base and wall mounted units, breakfast bar, integrated dish washer and fridge freezer, plumbing for washing machine, double glazed door and window to rear tiled flooring.

LANDING
9'11 x 6'6 (3.02m x 1.98m)
Double glazed window to side, access to loft void, airing cupboard housing wall mounted boiler, doors to main rooms.

BEDROOM 1
10'5 x 10'3 (3.18m x 3.12m)
Double glazed window to front, built in mirrored wardrobes.

ENSUITE
6'3 x 4'5 (1.91m x 1.35m)
Three piece suite comprising low level WC, vanity wash hand basin, shower cubicle, heated towel rail, double glazed window to front.

BEDROOM 2
9'2 x 9'1 (2.79m x 2.77m)
Double glazed window to rear, built in mirrored wardrobes.

BEDROOM 3
10'6 x 8'5 (3.20m x 2.57m)
Double glazed window to front, built in wardrobe.

BEDROOM 4
10' x 7'11 (3.05m x 2.41m)
Double glazed window to rear, fitted wardrobe.

BATHROOM
6'2 x 6'2 (1.88m x 1.88m)
Three piece suite comprising four claw bath with mixer shower over, vanity wash hand basin, low level WC, tiled flooring, double glazed window to rear.

FRONT GARDEN
Laid to lawn flower and shrub borders, driveway leading to garage, outside lighting, gated side access.

REAR GARDEN
Patio area, laid to lawn, flower and shrub borders, wood panel fence surround, shed to side, gated side access.

GARAGE
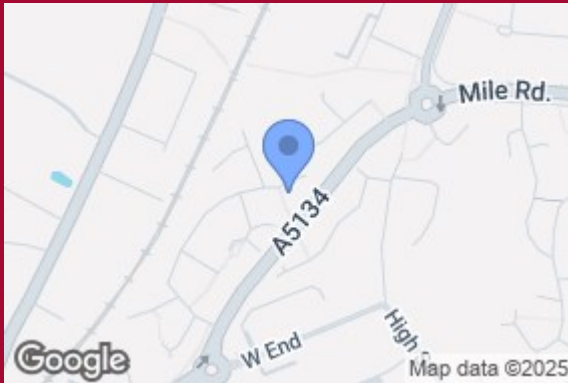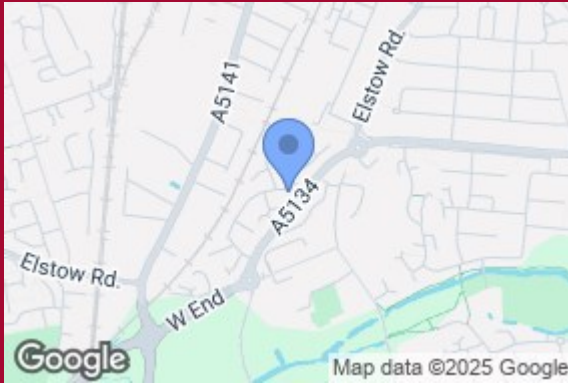16'2 x 7,10 (4.93m x 2.13m,3.05m)
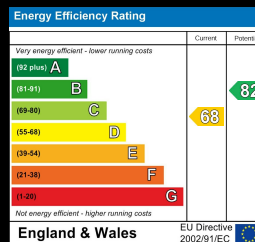Up and over style door with power and lighting.

TENURE
FREEHOLD

COUNCIL TAX BAND
E

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.

KITCHEN/BREAKFAST ROOM
14'6" x 6'10"
4.41m x 2.08m

DINER
11'10" x 8'11"
3.61m x 2.72m

WC
5'4" x 2'4"
1.64m x 0.70m

UP

GARAGE
16'2" x 7'10"
4.93m x 2.39m

LOUNGE
19'1" x 11'10"
5.82m x 3.61m

ENTRANCE HALL

BATHROOM
6'2" x 6'2"
1.88m x 1.88m

BEDROOM 4
10'0" x 7'11"
3.05m x 2.41m

BEDROOM 2
9'2" x 9'1"
2.79m x 2.77m

WARDROBE

LANDING

WARDROBE

LANDING

DOWN

CUPBOARD

CUPBOARD

SHOWER ROOM
2'6" x 2'5"
0.7m x 0.74m

BEDROOM 1
10'5" x 10'3"
3.18m x 3.12m

BEDROOM 3
10'6" x 8'5"
3.20m x 2.57m

ENSUITE

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TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

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