





FULL DESCRIPTION

A MAGNIFICENT and RARELY available Edwardian SIX bedroom EXTENDED DETACHED residence situated in one of Bedford's FINEST roads. This WONDERFUL FAMILY home is ideally positioned within close proximity to all local amenities, Bedford town centre and rail link to London, the BEAUTIFUL Victorian Bedford Park and the HIGHLY respected and RENOWNED Harpur Trust Boys School. The main highlights include a 18ft Lounge, 15ft Dining Room, 30ft KITCHEN/FAMILY Room, MASTER BEDROOM with ENSUITE, 18ft 2nd BEDROOM, 15ft 3rd Bedroom, Family Bathroom with THREE further bedrooms and shower room on the 2nd floor. The rear garden is PRIVATE and SECLUDED and the front driveway has parking for THREE vehicles. To fully appreciate this SUPERB home and internal an external viewing is HIGHLY advised.

ENTRANCE PORCH

Door to front, door to

ENTRANCE HALL

Wood flooring, stairs to first floor, under stairs cupboard, doors to main rooms, doors to inner hall, to rear door to

CLOAKROOM

Two piece suite comprising vanity wash hand basin, low level w.c, wood flooring, sash window to rear.

LOUNGE

18.10 x 11.10 (5.49m x 3.35m)

Sash bay window to front, tiled flooring, picture rail, cast iron fireplace with tiled hearth.

DINING ROOM

15' 1" x 11' 11" (4.6m x 3.63m)

Cast iron fireplace with wood mantle and tiled hearth. Fitted book shelf to side. Two sash windows and door to rear. Picture rail.

KITCHEN/FAMILY ROOM

30.11' x 12.9' (9.14m x 3.66m)

(Narrowing to 9ft, irregular shaped room), built in four ring gas hob with extractor over, cupboards and drawers under, double built in oven with cupboards over and drawers under, base and wall mounted units, plumbing for dish washer, part tiled and wood flooring, inset spot lighting, two windows and door to rear, window to front.



LANDING

Doors to main rooms, stairs to 2nd floor, sash window to rear.

MASTER BEDROOM

13.11' x 11.1' (3.96m x 3.35m)

Currently being used as a study. Two sash windows to front, ENSUITE- Double glazed window to side, three piece suite comprising bath with wall mounted shower, low level wc, pedestal wash hand basin, tiled flooring.

BEDROOM 2

18.9' x 11.11' (5.49m x 3.35m)

Sash bay window to front.

BEDROOM 3

15.2' x 11.11' (4.57m x 3.35m)

Cast iron fireplace with tiled hearth, sash window to rear

FAMILY BATHROOM

Four piece suite comprising free standing four claw bath with mixer shower, low level wc, pedestal wash hand basin, double shower, sash window to rear.

2ND FLOOR LANDING

Access to loft void, built in storage cupboards, built in cupboard with plumbing for washing machine and dryer, velux window to rear.

BEDROOM 4

11.7' x 11.2' (3.35m x 3.35m)

Two velux windows to front, storage cupboard.

BEDROOM 5 / GAMES ROOM

13.9' x 10.3' (3.96m x 3.05m)

Double glazed window to front, storage cupboard.

BEDROOM 6 / LAUNDRY ROOM

12' x 9.5' (3.66m x 2.74m)

Double glazed window to rear, storage cupboard.

SHOWER ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

Velux window to rear, three piece suite comprising vanity wash hand basin low level wc, shower, tiled flooring, heated towel rail.



FRONT GARDEN

Laid to gravel providing off road parking for three vehicles, flower and shrub borders.

REAR GARDEN

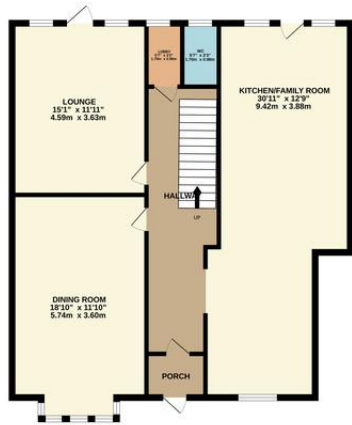
Laid to gravel and lawn, patio area, part brick and wood panel fence surround, flower and shrub borders, water tap, shed to rear.

WORKSHOP/STORAGE ROOM

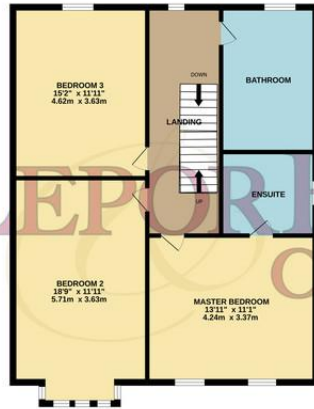
Power and lighting, wall mounted boiler.



GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



2ND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 2485 sq.ft. (230.9 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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