



**Franklin Cottages, Clapham Road, Clapham, Bedford, MK41 6EN**  
**£415,000 Freehold**



A beautifully presented 3 bedroom extended semi detached cottage situated on the outskirts of the highly desirable village of Clapham. This stunning cottage has been superbly converted and extended to a high standard by the current owners whilst still retaining its original charm. Internally the property offers a welcoming entrance hall, cloakroom, utility room, a spacious 24ft bay fronted lounge/family room which leads through to a stunning, recently extended kitchen/dining room with velux windows and bi folding doors leading out to the rear garden.

On the first floor you will find 2 double bedrooms and a well presented modern family bath & shower room, then on the second floor a superbly converted and spacious master bedroom with velux windows and plenty of storage space to the eaves. On the outside there is a fantastic west facing garden, mainly laid to lawn with a paved patio seating area ideal for outside entertaining and gated access leading to plenty of parking to the rear of the property.

Entrance Hall

Cloakroom

Lounge/Family Room  
24'2 x 11'11 (7.37m x 3.63m)

Kitchen/Dining Room  
18'5 x 16'8 (5.61m x 5.08m)

Utility Room  
5'11 x 4'7 (1.80m x 1.40m)

First Floor Landing

Bedroom 2  
12' x 11'11 (3.66m x 3.63m)

Bedroom 3  
11'11 x 11'11 (3.63m x 3.63m)

Bathroom/Shower Room  
13'3 x 9'8 (4.04m x 2.95m)

Second Floor:

Master Bedroom  
16'8 x 10'4 (5.08m x 3.15m)

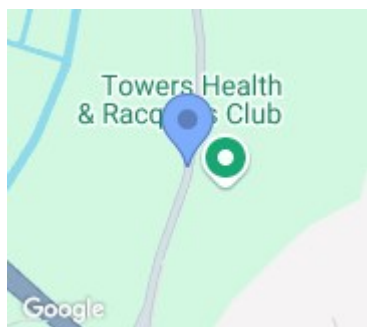
Front and Rear Gardens

Parking to rear

Bedford

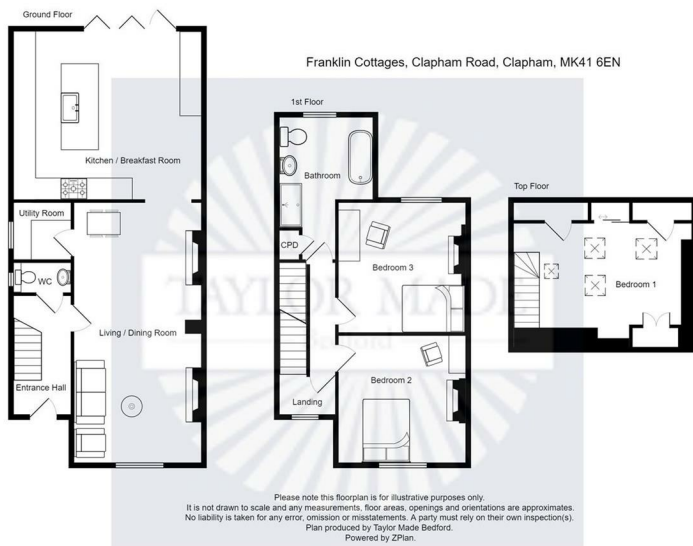
Just a short distance from all village amenities and the countryside whilst still being within very close proximity to the Bedford train station and town centre, this beautiful historic cottage makes the perfect family home. Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A428, the M114 and 13.

Council Tax:  
Bedford Borough C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 81 (Current), 82 (Maximum)  
Environmental Impact (CO<sub>2</sub>) Rating: C (Current), C (Maximum)



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

