



Quantock Close, Putnoe, Bedford, MK41 9EW
£349,500 Freehold



A superb 3 bedroom extended semi detached family home ideally located in this quiet close in the highly popular area of Putnoe. Being offered for sale with no upward chain, this fantastic property offers spacious living accommodation throughout including a welcoming entrance hall, a light and airy lounge, a well presented kitchen and a dining room which leads through to the family room with French patio doors looking out to the garden. Upstairs you will find 3 spacious bedrooms all with fitted wardrobes and a family bathroom. Outside there is a large enclosed rear garden and to the front a paved driveway leading through to a garage. Viewings are highly recommended.

Entrance Hall

Lounge

13'5 x 12'11 (4.09m x 3.94m)

Dining Area

10'9 x 8'10 (3.28m x 2.69m)

Family Room

11'8 x 9'9 (3.56m x 2.97m)

Kitchen

9'11 x 7'4 (3.02m x 2.24m)

Landing

Bedroom 1

13'4 x 9'10 (4.06m x 3.00m)

Bedroom 2

10'9 x 9'9 (3.28m x 2.97m)

Bedroom 3

10'3 x 6'5 (3.12m x 1.96m)

Family Bathroom

6'4 x 5'7 (1.93m x 1.70m)

Rear Garden

Driveway & Garage

Putnoe (Paragraph)

Situated just over a mile from the town centre and located within easy walking distance of Bedford Park, Putnoe has a wide choice of amenities to include local shops, public house, library and popular state and private schools are close by. The main Bedford railway station is a comfortable 10 minute drive away offering fast links to London Kings Cross/St Pancras and other destinations, with good road links out of Bedford to the A1 and M1 motorways via the A421 Bedford bypass.

Council Tax: Bedford Borough C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
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
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Please note this floorplan is for illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by 2Plan.

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 2024.



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