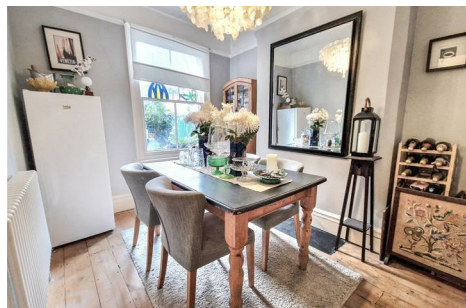




**Foster Hill Road, Bedford, MK40 2EN**  
**£440,000 Freehold**



A delightful four bedroom bay fronted period family home ideally located on the edge of Bedford Town Centre. This charming property maintains many original features including high ceilings & sash windows offering the perfect blend of classic elegance and modern living. Internally the property boasts a welcoming entrance hall with two spacious reception rooms, a light & airy lounge to the front and the dining room. Along the hallway there is the breakfast room which in turn leads through to a modern & well equipped kitchen. The breakfast room also has convenient access to a half height cellar. Upstairs you will find four well-proportioned bedrooms, 3 of which are doubles offering plenty of wardrobe space and along the landing there is a modern family bathroom with a shower cubicle and a separate WC. Outside, the property features a west facing private courtyard garden with tiled quarry flooring, perfect for catching the evening sun during the summer months. There is also a brick build outbuilding with power, gated side alley access and to the front of the property there is a gravelled driveway providing off road parking. Being located just a short walk to the town centre, Bedford Park and the train station, this stunning property would make the ideal family home.



Entrance Hall

Lounge

14'6 x 10'9 (4.42m x 3.28m)

Dining Room

11'10 x 9' (3.61m x 2.74m)

Breakfast Room

12'11 x 8'9 (3.94m x 2.67m)

Kitchen

12'9 x 8'9 (3.89m x 2.67m)

Cellar

10'6 x 10' (3.20m x 3.05m)

First Floor Landing

Bedroom 1

12'6 x 12'1 (3.81m x 3.68m)

Bedroom 2

12'4 x 11'11 (3.76m x 3.63m)

Council Tax: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Bedroom 3

12'10 (3.91m)

Bedroom 4

8'7 x 5'8 (2.62m x 1.73m)

Bathroom

8'8 x 6'1 (2.64m x 1.85m)

WC

Shed

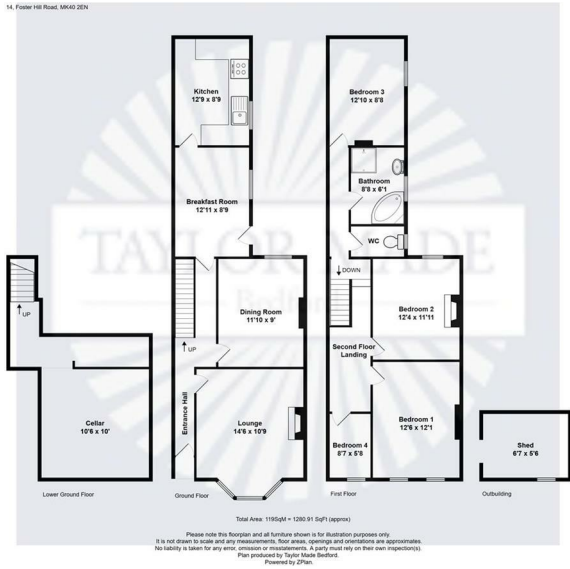
6'7 x 5'6 (2.01m x 1.68m)

Rear Garden

Driveway

Bedford

Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has 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 A421, A428, the M1 motorway juncs 13 & 14.



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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