









Welcome to

High Street, Houghton Conquest, Bedford

A distinctive and character-filled four-bedroom semi-detached home that beautify combines traditional charm with practical family living. Located in the heart of Houghton Conquest, just a short walk from the local school and village amenities, making it an ideal choice for families.













Entrance/Hallway

Front door access

Living Room

11' 9" max x 10' 9" max (3.58m max x 3.28m max) Feature burner, Radiator, DG windows to rear aspect

Lounge

11' 7" max x 10' 9" max (3.53m max x 3.28m max) Chimney Breast, DG windows to rear aspect

Reception Room

12' x 10' 9" (3.66m x 3.28m) Door to porch, Open Chimney, Radiator, DG window to side aspect

Dining Room

11' 9" x 8' (3.58m x 2.44m) French doors to garden, Radiator

Kitchen

7' 9" x 12' (2.36m x 3.66m)

Sink & drainer, Integrated dishwasher, Wall and base units, Extractor fan, DG window to front aspect, Door to rear garden

Utility

9' 3" x 8' (2.82m x 2.44m) Sink, Kitchen units, Window to front aspect

Landing

Loft hatch, Radiator

Bedroom One

12' 1" x 10' (3.68m x 3.05m) Built-in wardrobe, Radiator, Chimney breast, DG window to rear aspect

Bedroom Two

11' x 10' 1" (3.35m x 3.07m) Radiator, DG window to rear aspect

Bedroom Three

10' 6" x 10' 1" (3.20m x 3.07m) Radiator, DG window to rear aspect

Bedroom Four

8' 9" x 9' (2.67m x 2.74m) Radiator, DG window to front aspect

Study

8' 9" x 9' 4" (2.67m x 2.84m) Window to front aspect

Bathroom

11' 1" x 5' 8" (3.38m x 1.73m)
Bath with shower, Low-level WC, Hand wash basin, Airing Cupboard, DG window to front aspect

Rear Garden

Mainly laid to lawn, Patio area, Wood store, Outdoor WC, Workshop

Log Store

2' 6" x 2' 9" (0.76m x 0.84m) Door to rear garden

Workshop

2' 6" x 2' 9" (0.76m x 0.84m) Door to rear garden, Window to side aspect

WC

Hand wash basin

Store

2' 4" x 2' 7" (0.71m x 0.79m) Double cupboard door leading to rear garden, Window to side aspect

Store

1' x 2' 2" (0.30m x 0.66m) Door leading to rear garden





Welcome to

High Street, Houghton Conquest, Bedford

- Four-bedrooms
- Semi-Detached
- Feature Log Burner
- On Road Parking
- Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: D

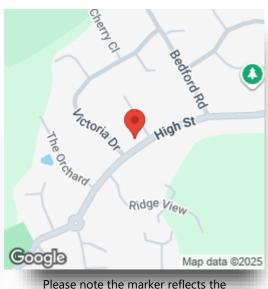
Offers Over

£490,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BFD105457 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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