



4 Longacre
Bedford | Bedfordshire | MK41 9AX

FINE & COUNTRY

4 LONGACRE

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Seller Insight

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“The location has worked well for us as everything we need is nearby, including local shops, Waitrose, Tesco, the library and a Post Office. We enjoy walking to Bedford park with our dogs and it's a great place to let children run off some energy too. Bedford Girls School is just a short cycle ride away and there are plenty of places to eat out locally, including Bedford Embankment and some great Indian restaurants. Bedford station is only a couple of miles away and, as it's at the end of the line, I can wait on the train in the morning instead of on the cold platform and that's always a bonus in the winter months!”

“The garden is fully enclosed and is low maintenance. Green Thumb keeps the lawn looking lovely and weed free, and it's very quiet and private as we're not overlooked. The Loggia is a useful area and can be used for seating or as a BBQ area.”

“Our neighbours are really friendly, it's a lovely area to live. It's quiet with very little road noise and as our children attend the same Harpur Trust schools, we can partake in a lift sharing rota which is very useful at times.”

“We tend to spend most of our family time together in the lounge which is a lovely, bright room.”

“We've really appreciated the convenience of the location. It's quiet and peaceful and yet everything we need is easily accessible.”

“The house and garden are great for entertaining and we've hosted a number of dinner parties with ease, including the Residents Association meetings. There's space for a marquee in the garden and plenty of room inside for friends and family to stay over.”

“We will miss the friendships we have made with our neighbours but we're planning to stay in the area, so I'm sure we will keep in touch. We've been very happy here as the house has served us well and there is a great opportunity for another family to put their own stamp on it.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

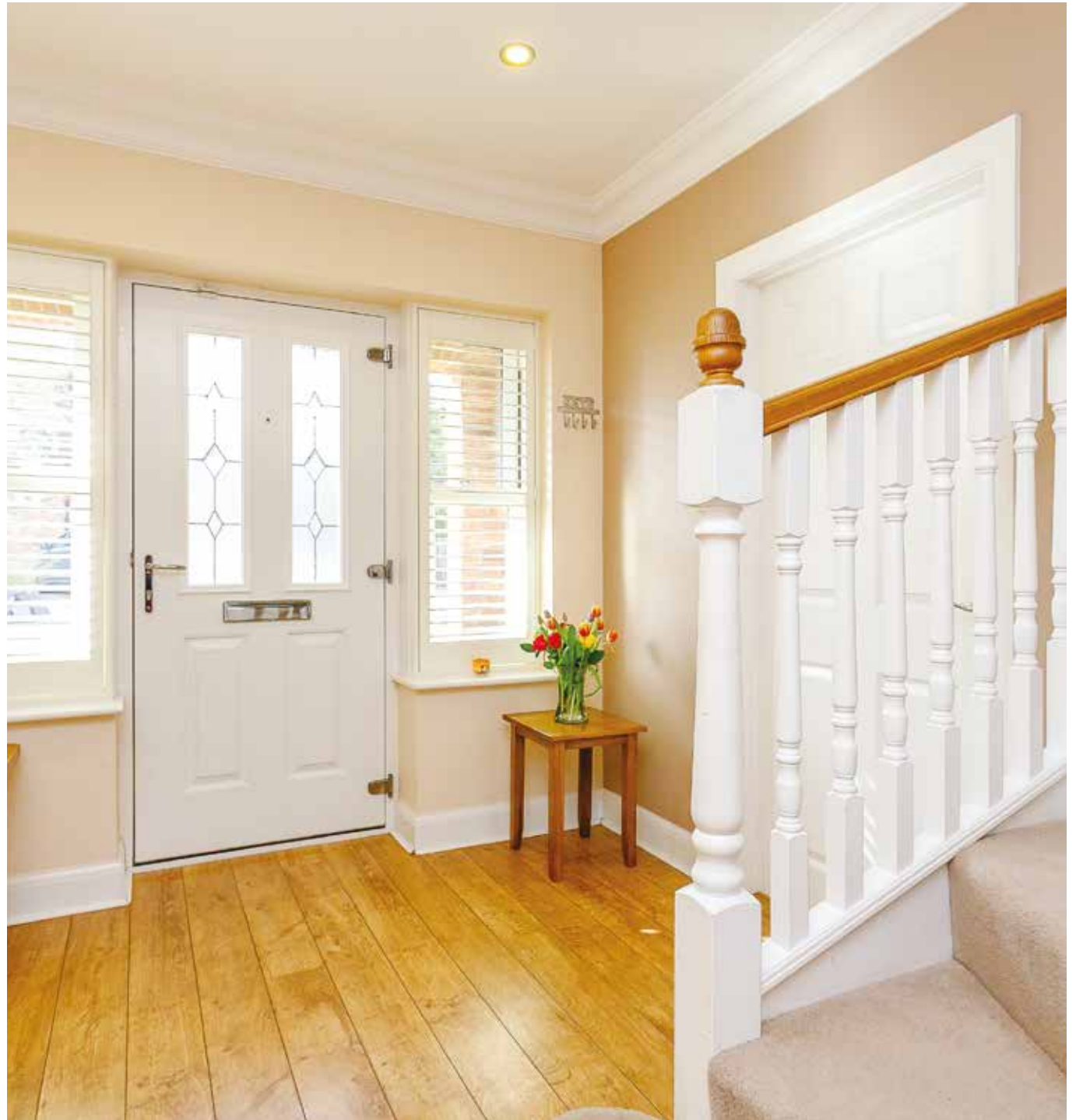


A distinctive detached property standing within a private gated community just off Putnoe Lane in one of Bedford's most exclusive residential areas. The property has well planned accommodation extending to some 2,600 sq ft and is in exceptional order throughout. On the ground floor there are three well proportioned reception rooms and a spacious fully fitted kitchen/breakfast room with an adjacent utility room. The first floor offers five bedrooms, two of which have en suite facilities and there is also a family bathroom.

The central heating operates through an underfloor system on the ground floor and with conventional radiators on the first floor. Interestingly the property is wired internally for a media system and an intruder alarm system has been installed.

A double garage is built integral to the property and has power and light supplied.

The well tended gardens are south facing, secluded with a generous lawn area. A splendid and much used feature of the garden is the imposing Loggia providing shelter and warmth when entertaining on the long summer evenings.







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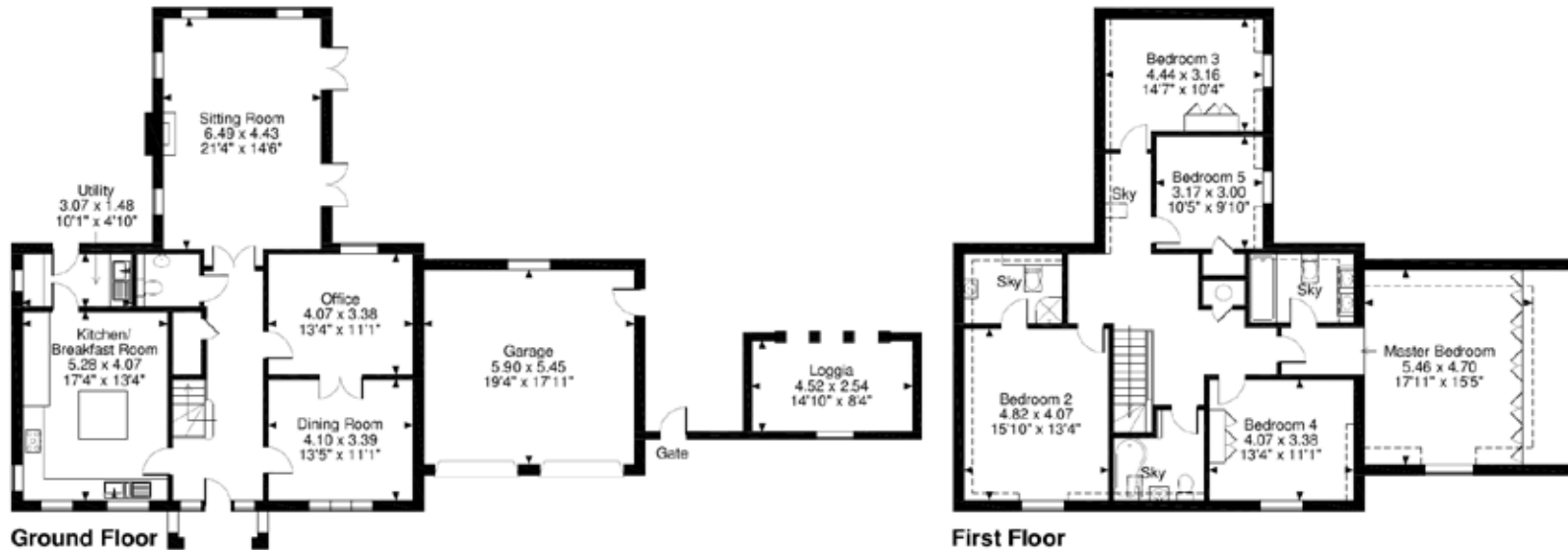
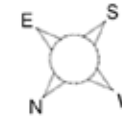
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Longacre, Bedford
Approximate Gross Internal Area
Main House = 2427 Sq Ft/225 Sq M
Garage = 346 Sq Ft/32 Sq M
Loggia = 124 Sq Ft/11 Sq M
Total = 2897 Sq Ft/268 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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