



Maskell Drive, Bedford, MK41 0GP
Guide Price £350,000 - £365,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****IMMACULATE THREE DOUBLE
BEDROOM TOWNHOUSE IN SOUGHT
AFTER LOCATION*****

Latcham Dowling Estate Agents are delighted to bring to the market this exceptionally well presented three double bedroom three storey townhouse, situated at the end of a private walkway and within a quiet and extremely secluded position on the outskirts of the ever popular 'Meadow View' development and within easy reach of all the local amenities along with Renhold lower school, Putnoe Primary or Alban Academy and Mark Rutherford Secondary school.

On the ground floor there is a lovely dual aspect living room with a modern fireplace and French doors opening out to the enclosed rear garden, an open plan kitchen/dining room, again offering a dual aspect and with direct access to the rear garden, along with a cloakroom. On the first floor are two well proportioned double bedrooms and the main family bathroom and then the second floor offers a complete 'master suite' with a lovely bedroom, separate dressing area and a re-fitted en suite bathroom.

In addition to the enclosed and generous rear garden, there is also a single garage and additional parking space (set to the rear of the garden).

Viewing is essential to fully appreciate the position and condition of this lovely home!!

Entrance Via

Entrance Hall

15'6 max x 5'8 max (4.72m max x 1.73m max)





Cloakroom
5'8 x 2'10 (1.73m x 0.86m)

Living Room
15'6 x 9'7 (4.72m x 2.92m)

Kitchen/ Dining Room
22'0 x 8'3 max (6.71m x 2.51m max)

First Floor Landing

Bedroom Two
15'6 x 9'7 max (4.72m x 2.92m max)

Bedroom Three
15'6 x 8'3 max (4.72m x 2.51m max)

Bathroom
8'2 max x 5'8 (2.49m max x 1.73m)

Second Floor Landing

Bedroom One
16'11 max x 13'11 max (5.16m max x 4.24m max)

Dressing Area
8'1 max x 5'6 (2.46m max x 1.68m)

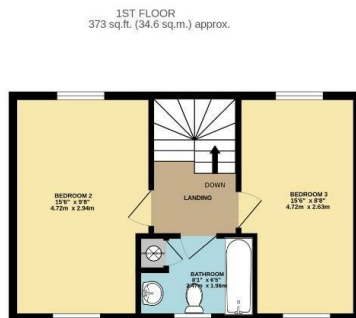
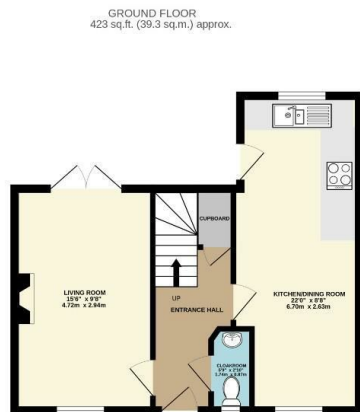
En Suite Bathroom
8'1 x 5'6 (2.46m x 1.68m)

Rear Garden

Garage And Parking

Front Of Property

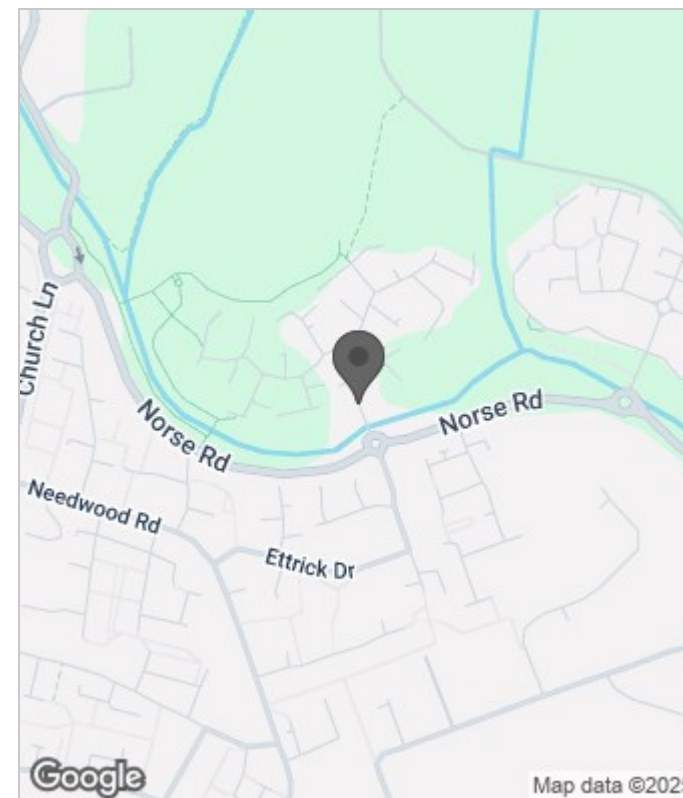




TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(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	

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