



9 Carolean Avenue  
Bedford, MK44 3FN



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



## "Designer Living"

This exceptional, stylish and very spacious home is situated on this desirable development within easy reach of Sandy town center and train station, with direct access to London St Pancras in under an hour.

Situated in an residential location just a short walk to the Grand Union Canal, this impressive semi-detached property is much larger than you might expect boasting three bedrooms, generous living room, open plan kitchen/dining room with appliances and a spacious main bedroom with an ensuite shower room.

Entrance through the front door leading into the inviting entrance hall with stairs that flow up to the first floor, kitchen/dining room, utility room with access to the guest . The modern kitchen comprises a range of high gloss eye and base level units, a worktop with upstand, a stainless steel sink with draining board, an electric oven and hob with extractor hood over, an integrated dishwasher, a fridge and freezer. Beautifully appointed living room situated to the front elevation with window allowing natural light into this cosy space.

The first-floor landing boasting three bedrooms, which benefit from being good in size. Well-appointed bathroom comprising part tiled walls and a white three piece suite to include a low level WC, a wash hand basin and panel bath with shower over. Main bedroom of a good size with a generous ensuite shower comprising a three piece suite to include a low level WC, his and hers wash hand basin and double shower.

The rear garden boasts a lawn with a patio area, a perfect space for entertaining.

This new home comes ready with an electric vehicle charger and side by side parking for your convenience.

£400,000



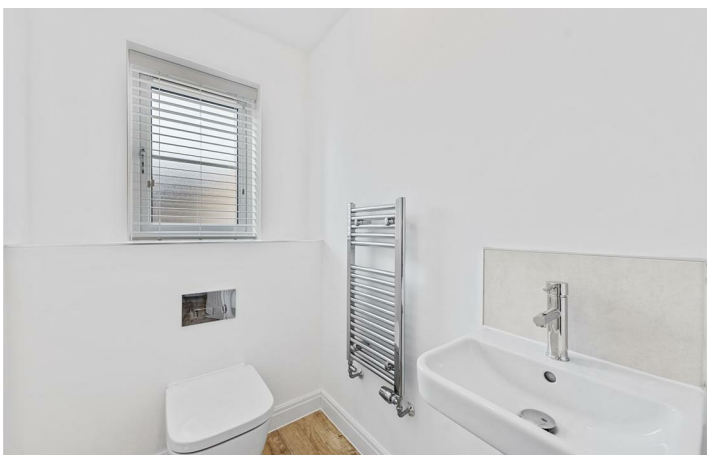
3



2

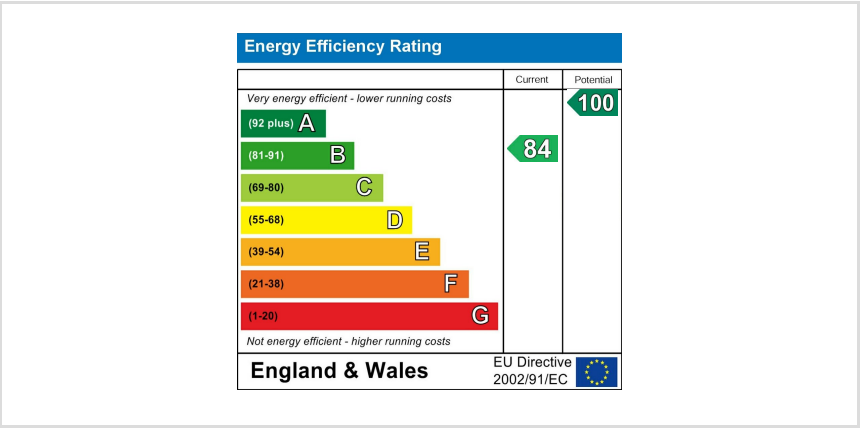


1





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
Made with Metrox ©2025







William Coulson  
In Partnership With

**Simpsons**  
Property Experts

Tel: 01908 040289

Email: [william.coulson@simpsonspropertyexperts.co.uk](mailto:william.coulson@simpsonspropertyexperts.co.uk)

Web: <https://simpsonspropertyexperts.co.uk/our-locations/milton-keynes>

