

Merton Road Bedford

# Connells

# Merton Road Bedford MK40 3AF



#### **Property Description**

Offering bright and spacious accommodation spanning approximately 1400 sq ft across two floors is this impressive four bedroom Victorian family home. Upon entering the hallway, the ground floor comprises of three reception rooms and an open-plan kitchen diner to the rear with doors to the rear garden. On the first floor there are four double bedrooms and a separate four piece family bathroom. The large Master bedroom had built in wardrobes and the added benefit of a four piece en-suite shower room.

Externally to the front there is a small walled garden with pathway to the front door. To the rear there is a private garden mainly laid to lawn with flower and shrub borders with a walled border and a patio area for outside dining. In addition there are three espalier apple and pear trees as well as fruit bushes. There is a hard standing area to the back with a timber shed.

This property retains many original features and offers spacious accommodation throughout. The current sellers are offering the property with no onward chain so a viewing is highly advised to avoid disappointment.



## **Entrance Hall**

#### Lounge

17' 8" Into bay x 14' ( 5.38m Into bay x **Rear Garden** 4.27m )

**Reception Room Two** 14' 7" x 13' 1" ( 4.45m x 3.99m )

**Reception Room Three** 13' 1" x 10' 9" ( 3.99m x 3.28m )

**Kitchen/Diner** 19' 5" x 13' (5.92m x 3.96m)

## **First Floor**

Landing

Bedroom One 17' 8" Max x 11' 3" Min ( 5.38m Max x 3.43m Min )

# Ensuite

**Bedroom Two** 14' 7" x 12' 4" ( 4.45m x 3.76m )

Bedroom Three 13' 2" x 10' 5" ( 4.01m x 3.17m )

**Bedroom Four** 10' 1" x 10' 9" ( 3.07m x 3.28m )

Bathroom

External

Front Garden











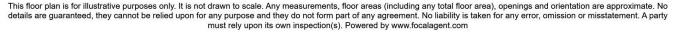






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

#### T 01234 345 303 E bedford@connells.co.uk

42 Allhallows BEDFORD MK40 1LN

EPC Rating: C

Tenure: Freehold





view this property online connells.co.uk/Property/BED311945

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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk