



Connells

Pond Gardens
Houghton Conquest Bedford

Pond Gardens

Houghton Conquest Bedford MK45 3NY

for sale
£500,000



Property Description

Connells are pleased to offer for sale, this immaculate detached property, offering 4 double bedrooms. Master with en- suite, a modern kitchen/ diner with integrated appliances and ample storage, opening to the rear garden which is the perfect space for entertaining. The utility room is useful for your laundry requirements. The living room is a great space for relaxation. A family bathroom on the first floor offers modern contemporary fixtures and fittings, as well as a useful cloak room on the ground floor.

A well maintained front and rear garden. Off road parking to the front of the property. The garage is useful for secure parking or additional storage.

Entrance / Hallway

Glazed door to front. Hallway with radiator and leading to ground floor rooms with stairs rising to first floor.

Living Room

14' 8" x 11' 1" (4.47m x 3.38m)

Double glazed bay window to front aspect, feature fireplace, radiator, double doors to dining room / kitchen..

Kitchen

16' 11" x 13' 4" (5.16m x 4.06m)

Double glazed window to rear aspect, Double glazed patio doors to rear garden, space for

dining furniture. Sleek wall to base fitted units, easy clean work surfaces, Island with breakfast bar and additional storage integrated gas hob with extractor above, One and a half bowl stainless steel sink with drainer, integrated oven, integrated fridge freezer, integrated dishwasher, spot lights to ceiling. Access to utility room.

Utility Room

Double glazed window to rear aspect. Base fitted unit, easy clean work surface, stainless steel sink with drainer, plumbing for washing machine, space for tumble dryer, glazed door to garden. radiator. Access to cloak room.

Cloak Room

Double glazed opaque window to side aspect, low level wc, hand wash basin, chrome towel radiator.

First Floor

Landing

Access to bedrooms and bathroom. Access to loft space with an integrated ladder, the loft is part boarded.

Bedroom 1

14' 1" x 10' 5" (4.29m x 3.17m)

Double glazed window to front aspect, radiator, built in wardrobes with mirrors. access to en suite.

En Suite

Double glazed opaque window, shower cubicle, low level wc, hand wash basin, chrome towel radiator, spot lights to ceiling. extractor fan, shaver point.

Bedroom 2

14' 1" x 10' 4" (4.29m x 3.15m)

Double glazed window to front aspect, radiator, built in storage cupboard housing central heating boiler.

Bedroom 3

10' 4" x 7' 10" (3.15m x 2.39m)

Double glazed window to rear aspect, built in wardrobes, radiator.

Bedroom 4

10' 1" x 7' 4" (3.07m x 2.24m)

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed opaque window to rear aspect, panelled bath with shower over, low level wc, hand wash basin, chrome towel radiator, extractor fan, shaver point. Spotlights to ceiling, tiling.

Outside

Garage

Integrated garage with ample storage space or useful for secure parking.

Front Garden

Lawn area with planting, hard standing driveway to garage, parking for two vehicles. The property is overlooking a large green space.

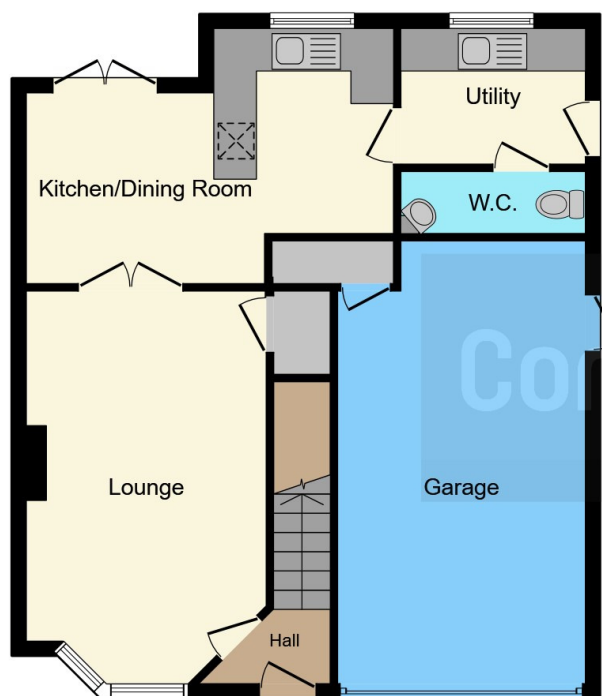
Rear Garden

Paved patio area, neat lawn with planting area, large summer house with electricity. Side gate access, wooden fencing.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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