

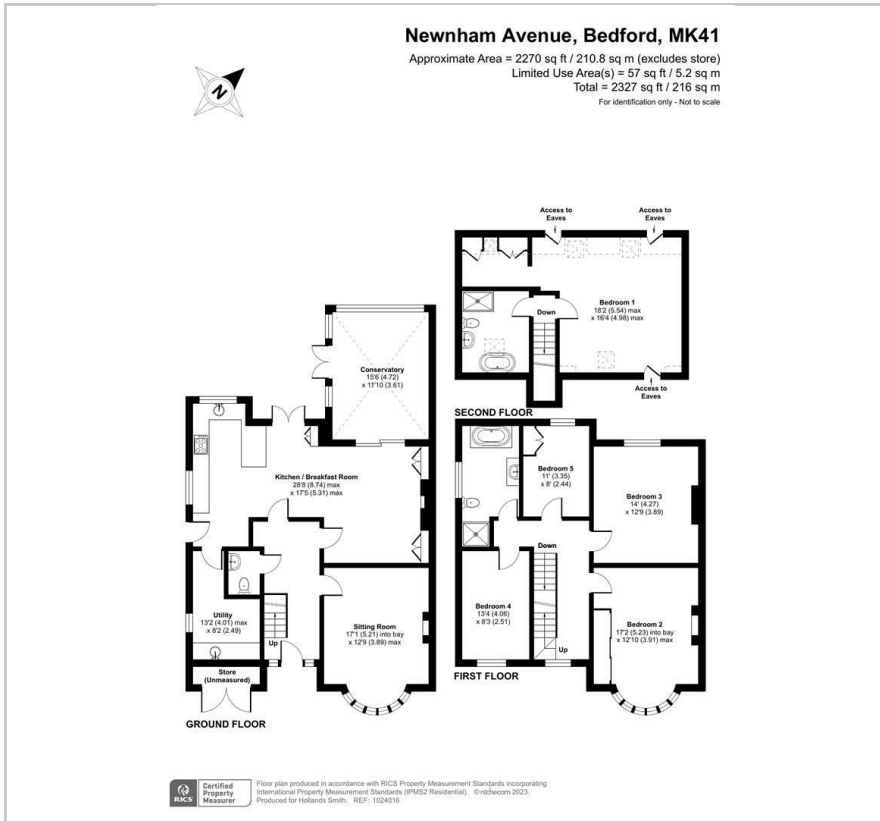


**40 Newnham Avenue**

, Bedford, MK41 9PT

Price Guide £765,000

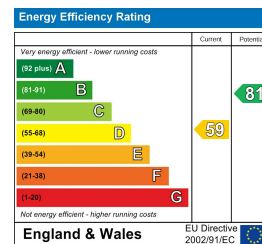
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



This spacious detached home occupies a large, mature and sunny plot and has been significantly updated and enlarged by the present owners. Situated close to the picturesque Embankment, the property lies within a short stroll of the delis and coffee shops on the bustling Castle Road. The accommodation - which is arranged over three floors - now provides five bedrooms with the master bedroom 'suite' occupying the second floor and features a dressing area and a four piece bathroom. Downstairs, the extended ground floor includes a spacious sitting room with a bay window and a delightful, well-equipped kitchen/family room with ample space to entertain. A conservatory has been added which takes advantage of the delightful garden aspect. There are four first floor bedrooms and a second, spacious four piece bathroom. A particular feature of the property is its large, west facing garden. There are sunny, private patio areas, an extensive lawn and mature, screening trees and shrubs. Situated approximately one mile to the east of the town centre, the property is conveniently placed for the town's amenities, riverside walks and a Country Park. EER: D



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