



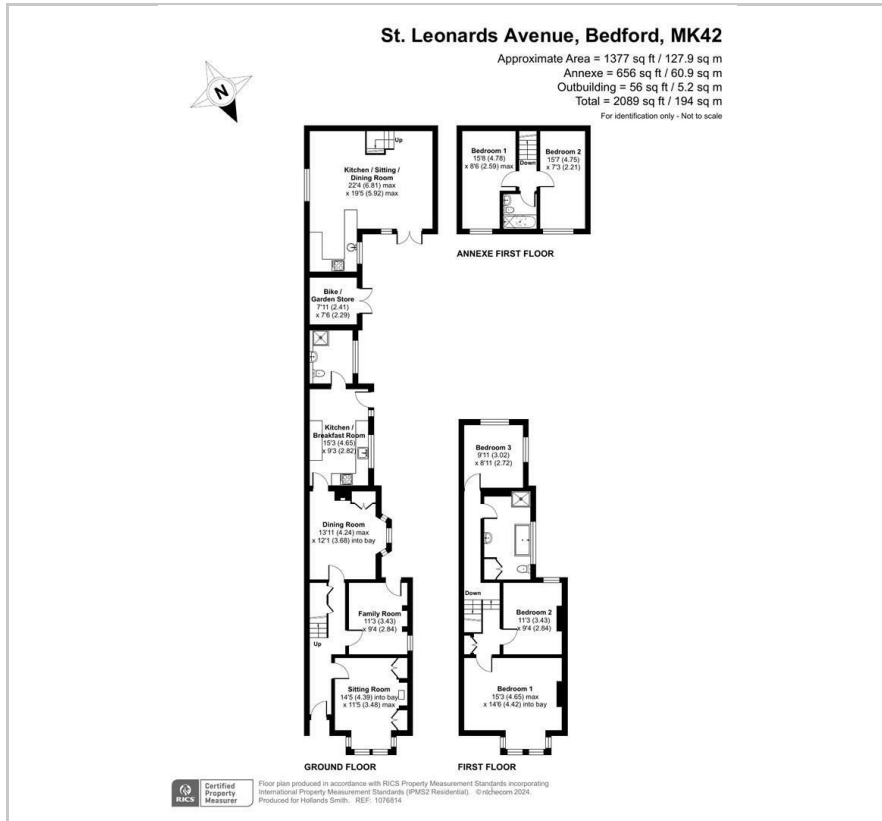
**35 St Leonard's Avenue**

Bedford, MK42 0RB

**£450,000**



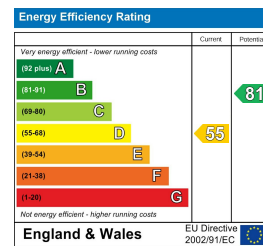
## Floor Plan



## Area Map

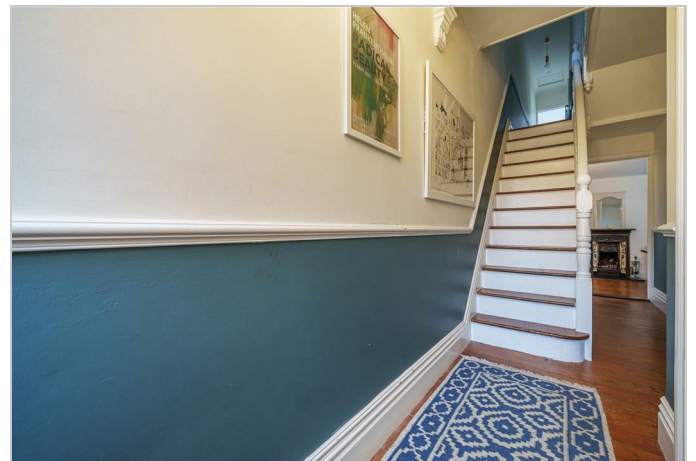


## Energy Efficiency Graph



## 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 highly individual period home is quietly, yet centrally located within the town and features the rare benefit of a self contained two storey annexe to the rear. The main house retains many features of the Edwardian period and offers three double bedrooms, three separate reception rooms (two with bays) and a well equipped kitchen/breakfast room. The recently renovated two storey annexe provides a large, open plan living area and kitchen, two bedrooms and a bathroom. The versatile annexe is completely self contained with its own gas radiator heating system and could offer accommodation for elderly relatives, provide a large home office/studio or create investment income. There is a walled, courtyard garden and a generous bike/garden store. Located to the south of the town centre, Bedford's range of amenities are within comfortable walking distance and the property is conveniently placed for the rail station which provides a fast link to London's St Pancras (35 mins).

Energy Efficiency Rating: D Council Tax Band: Annexe - A House - C

Thoughtfully restored in recent years this unique period property and annexe provides adaptable space and accommodation. The principal house features fireplaces, stripped floors and sash windows. There is a spacious four piece bathroom and ground floor wet room. The annexe has a contemporary finish and a fitted kitchen with integrated appliances. There is a wide, gated side access and an enclosed, courtyard garden area. The block paved front garden area allows off road parking for one small vehicle.



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[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.