

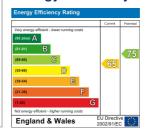


Floor Plan Area Map





## **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.



Quietly situated in a popular residential cul-de-sac, this light and spacious detached family home lies within a short stroll of Bedford Park. The four bedroom accommodation has been extended on the ground floor and now provides adaptable and versatile living space. The main bedroom features an en-suite shower room and there is a large family bathroom. There is a wide frontage and the house is set back from the road on a generous sized, mature plot which is not overlooked. The property occupies an established and well regarded residential location in an area which is well served by local shops and schools. Bedford's town centre lies just over a mile to the south where, for the commuter, there is a fast rail link into London's St Pancras. EER:

This established detached home offers well proportioned, adaptable family accommodation whilst offering significant potential for further enlargement. The rooms have large windows which brings much natural light into the accommodation. The extended ground floor now features a family or garden room which has a pleasant lawned aspect. The property is conveniently located for a range of amenities. The nearby Bedford Park features a swimming pool and gym and a range of shops are within walking distance. For the growing family, Bedford provides a selection of well regarded state and independent schools.

Council Tax Band: F Payable for '23/'24 £3,057.93



163 Castle Road, MK40 3RT

Tel: 01234 216612 www.hollandsmith.co.uk