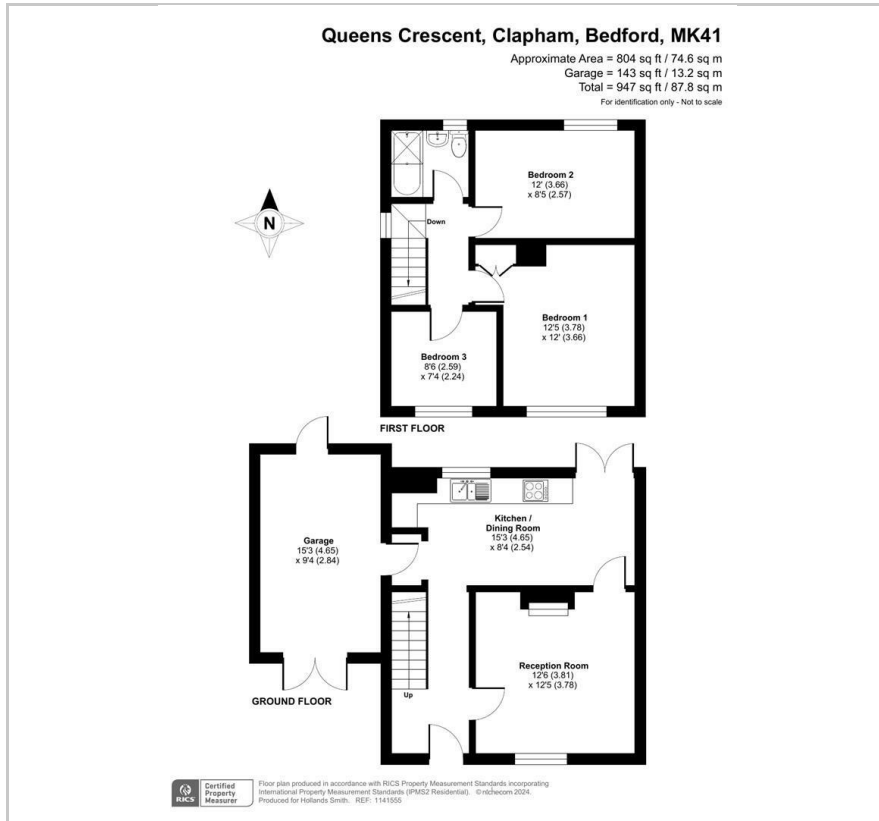




**60 Queens Crescent**  
Clapham, Bedford, MK41 6DB  
Asking Price £310,000

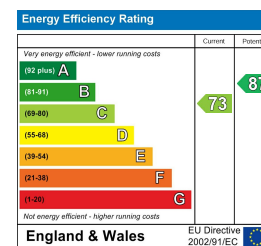
## Floor Plan



## 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.



Improved and updated by the present owner, this established semi detached is quietly situated on a generous garden plot in this popular riverside village. The accommodation features a recently refitted kitchen/dining room as well as three bedrooms, a bathroom and living room. There is ample off road parking and a large single garage. The landscaped rear garden is lawned and features two patio areas, ideal for summer entertaining. Clapham offers a range of facilities including a well regarded primary school, a selection of pubs and shops and is approximately three miles to the north/west of Bedford's town centre with easy access to the rail station.

EPC Rating: C Council Tax Band: C

This established semi detached home features gas radiator heating - fired by a newly installed boiler - and uPVC double glazing throughout. There is ample off road parking for numerous vehicles. The sizeable loft space is boarded in the centre. The generous plot offers significant potential to extend the existing 'footprint' (it is understood that planning consent for a two storey side extension was gained in the past but has since lapsed).



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