



**42 St. Michaels Road**

, Bedford, MK40 2LU

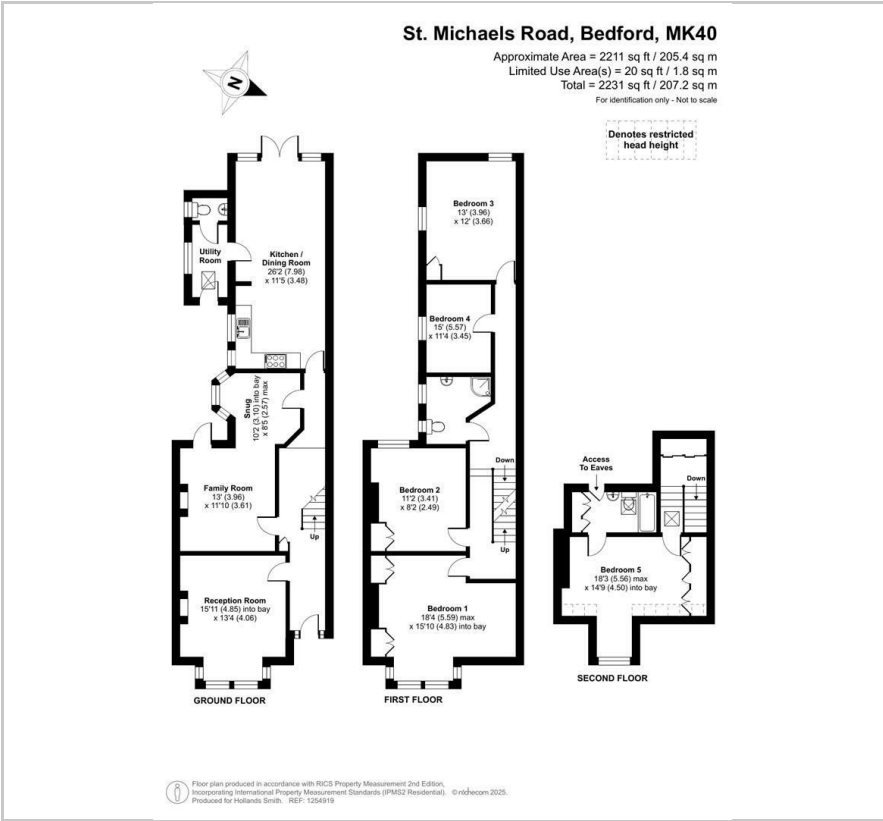
**Asking Price £650,000**



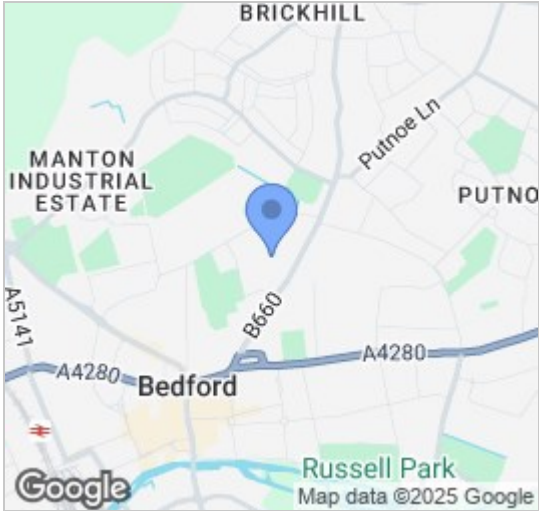
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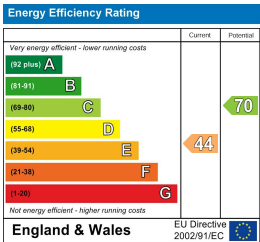
Floor Plan



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.

- Substantial Three Storey
- Five Bedrooms
- Period Home
- Two Bathrooms
- Large Kitchen/Family Room
- Three Reception Rooms
- 80' South Facing Garden
- Close to Bedford Park
- No onward chain



Occupying a popular town location close to Bedford Park and within walking distance of the town centre, this substantial bay fronted period home is available with no onward chain. Arranged over three floors, the accommodation offers five bedrooms, two bathrooms, separate reception rooms and a spacious kitchen/family room. Outside, there is a deep, predominantly south facing rear garden. Features of this spacious, adaptable home are the high ceilings, fireplaces to the principal rooms and replaced uPVC double glazing throughout - in the sash style to the principal rooms. Situated within the town's Conservation area the property is conveniently placed for a range of amenities and Harpur Trust schools.

EPC Rating: E Council Tax Band: F  
Some distinctive features are retained in this delightful period home. The stained glass, leaded light entrance door has a traditional 'pull' door bell, there are working fireplaces in the reception rooms and a large, quarry tiled kitchen floor. The lounge opens into a 'snug' which has a side bay and provides an ideal study or play area. A useful utility room and WC now adjoin the kitchen which has wide French doors opening to the sunny patio and rear garden. The kitchen has a range style cooker and there is gas radiator heating throughout. For the commuter, Bedford's rail station is within 20 minutes' walk which provides a fast route into London's St Pancras.



163 Castle Road, MK40 3RT

Tel: 01234 216612

[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.