



6 Amberley Gardens

, Bedford, MK40 3BT

£550,000



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2



C

Amberley Gardens, Bedford, MK40

Approximate Area = 1236 sq ft / 114.8 sq m
Garage = 393 sq ft / 36.5 sq m
Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale

FIRST FLOOR

- Bedroom 2: 113 (3.43) x 10' (3.05)
- Dressing Room: 113 (3.43) x 9' (2.96)
- Bedroom 1: 117 (3.53) x 11'2" (3.40)
- Bedroom 3: 115 (3.48) x 9'2" (2.79)
- Down

GROUND FLOOR

- Kitchen / Dining Room: 293 (8.92) x 11'5" (3.48)
- Sitting Room: 158 (4.72) x 11'10" (3.61) max
- Up

Garage: 20' (6.10) max x 19'5" (5.95) max

Shed: 12' (3.96) x 7'11" (2.41)

North Arrow

Certified Property Measure

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2024.
Produced for Holtdens Smith. REF: 1109961

Map of Bedford, Virginia, showing the location of the Bedford Community Center. The center is marked with a blue pin at the intersection of Putnoe Ln and Putnoe St. The map also shows Bedford, Russell Park, and the A4280 highway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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



Amberley Gardens is situated just to the north of the town and is a quiet development of houses built in the 1980s. There is a Budgens convenience store just around the corner and Bedford Park is also close by. Popular schools for all ages are within walking distance, as is Bedford town centre with a range of shops and restaurants as well as the mainline rail station offering fast links into London St Pancras. In all, this is an impressive renovation, carefully and meticulously improved and is available with no upward chain. EER: C



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.