



James
Kendall
Estate Agents

6 Green Lane, Wixams

Bedford

Offers Over £450,000

6 Green Lane

Wixams, Bedford

Spend your time in this spectacular open plan living space, snuggled up in this serene lounge, sat in this landscaped garden, and wandering the waterways of Wixams. There's no need to worry about work here, with everything taken care of by the current owner over recent years.

Council Tax band: D

Tenure: Freehold

- Spectacular open plan space, separate lounge
- Stylish Wren kitchen and matching utility
- Master with substantial dressing room/home office
- Second-floor shower room, bathroom with freestanding bath
- South-east facing landscaped garden, two allocated parking bays
- Popular family-focused development



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

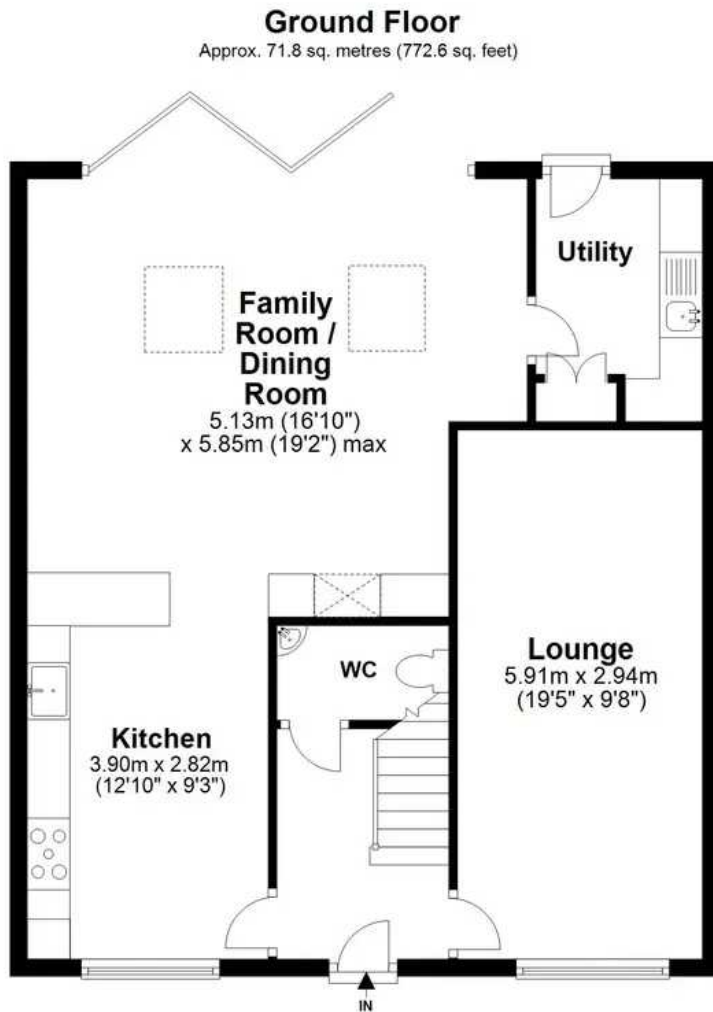
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances - All measurements are approximate.

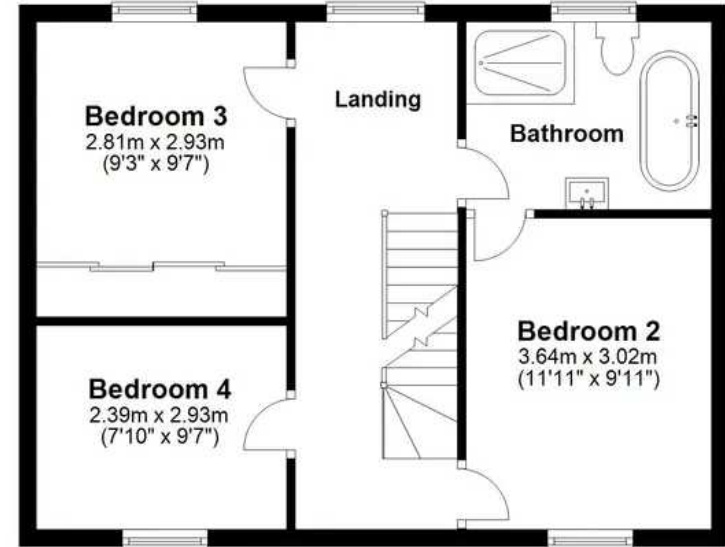




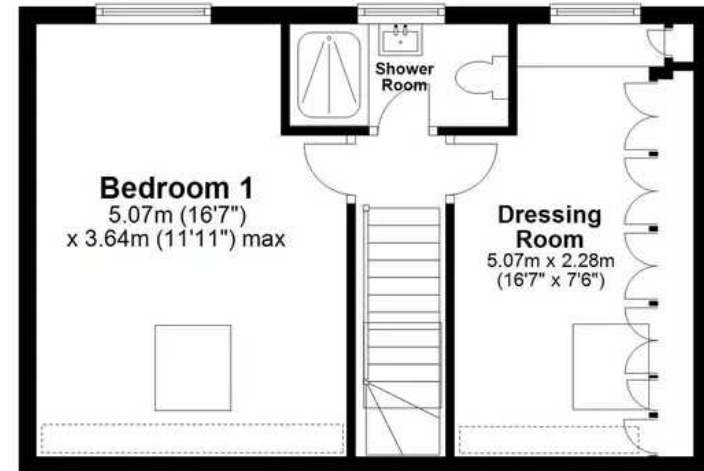




First Floor
Approx. 47.8 sq. metres (514.2 sq. feet)



Second Floor
Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 160.7 sq. metres (1729.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents
Plan produced using PlanUp.



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James Kendall Estate Agents, 1a Garricks Court Gold Furlong – MK43 0XR

01234 852434

hello@jameskendall.co.uk

www.jameskendall.co.uk/



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