



25 Balmoral Avenue, Bedford MK40 2PT



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Bedford  
MK40 2PT

Offers over £550,000

Fine detached bungalow on a  
large south facing plot...

Extended detached bungalow

End of a private avenue

Three bedrooms

Living room/sun room

Dining room

Kitchen

Shower room

Utility area

Double garage

Mature plot

Rare opportunity



- Council Tax Band E
- Energy Efficiency Rating C

## Set at the end of the very sought after Balmoral Avenue...



This is a very rare chance to purchase a detached bungalow set at the end of the very sought after Balmoral Avenue, which is a short walk from Bedford's town centre and Bedford Park.

The property is offered in good order throughout and as well as those seeking single storey living, it may suit a purchaser looking for something with scope to extend or alter to their own specification.

One particular benefit is that the living room, dining room and kitchen are to the rear and therefore have an outlook over the splendid garden.

The kitchen is fitted with a good modern units and features a breakfast bar and an integrated double oven and hob. The living room has a sun room extension and is a lovely light

reception area. There are three bedrooms which have use of a modern fitted shower room with a vanity unit incorporating the wash hand basin and WC.

Added benefits include a utility area adjacent to the kitchen, gas central heating, double glazing and a large partially boarded loft space.

The property has attractive mature gardens to both the front and the rear. There is good off road parking and a double garage with an electrically operated door and to the rear, the private south facing garden has a patio area, an area of lawn and a wide range of shrubs, trees and plants. The rear garden is approximately ninety feet in depth.

The setting is ideal for those looking for access to Bedford's town centre, the Harpur Trust and state schools and the mainline railway station for fast and frequent services to the capital and beyond.

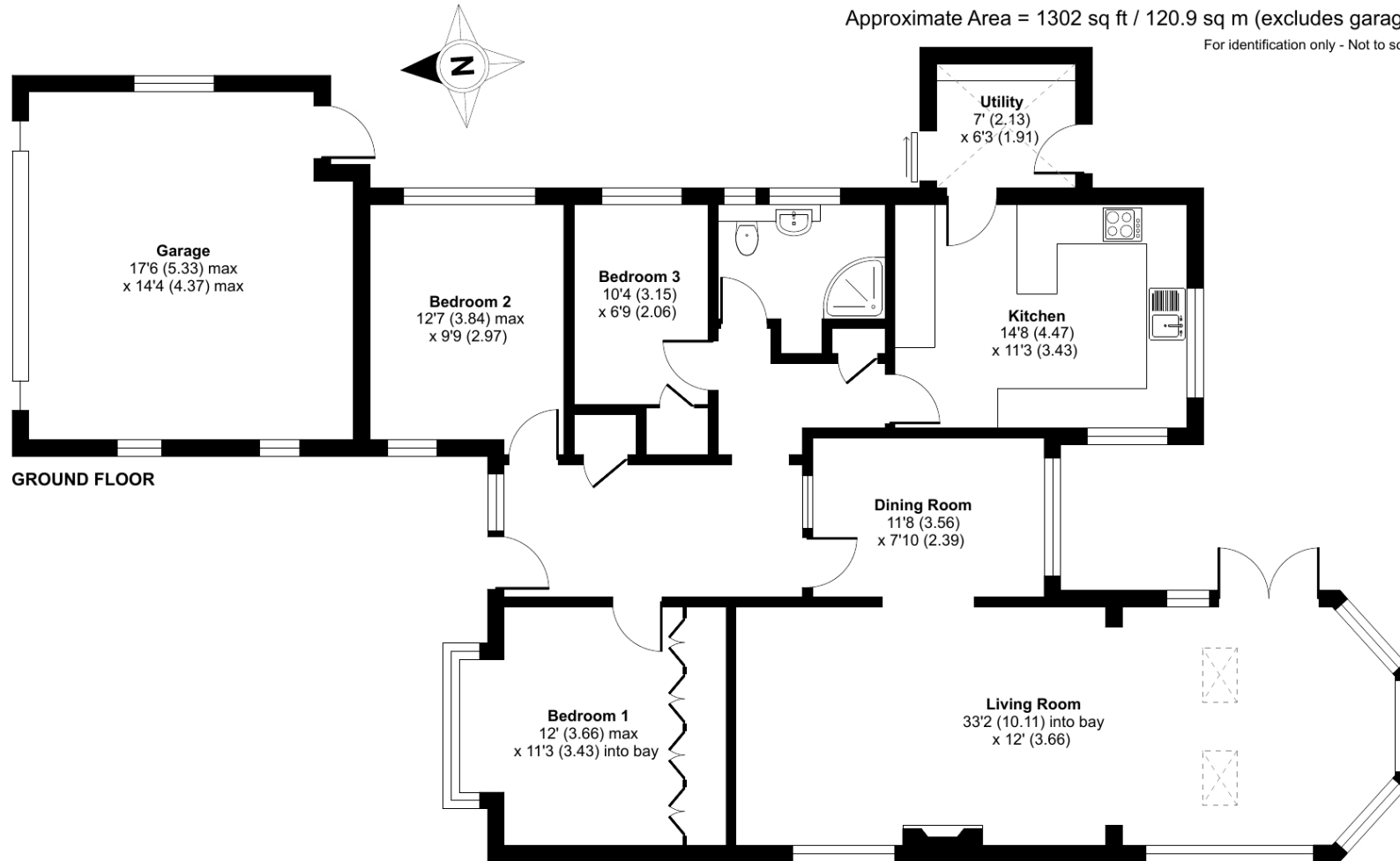
The town centre amenities and Bedford Park are within walking distance of the property.



# Balmoral Avenue, Bedford, MK40

Approximate Area = 1302 sq ft / 120.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lane & Holmes. REF: 994500



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