



9 Chaucer Road, Bedford MK40 2AJ



9 Chaucer Road
Bedford
MK40 2AJ

Price £675,000

Rarely available semi-detached home offering spacious accommodation...

Large semi-detached home

Living room

Kitchen with family/dining area

Conservatory

Four bedrooms

Two bath/shower rooms

Utility/boot room

Gas central heating

Off road parking & garage

Mature walled rear garden

Freehold

- Council Tax Band E
- Energy Efficiency Rating D



A short walk away from Bedford's mainline railway station...



We are delighted to offer for sale this fine and well-presented semi-detached home which is located on Chaucer Road. The location offers particularly good access to Bedford's mainline railway station which is just a few minutes' walk away.

The house has been considerably extended by way of a two storey side extension and a conservatory has been added to the rear.

On the ground floor there is an entrance hall which offers access to the kitchen and to the living room. The living room is very spacious and features a gas fired ornamental stove. The kitchen is fitted with a wide range of modern units with granite worktops and there is space for appliances, including a range style cooker.

Beyond the kitchen and open to it, two connected rooms offer ample space for dining and family areas, with the conservatory offering additional room.

Upstairs, there is a very impressive master bedroom suite which has a large en suite with twin basins, a shower, a jacuzzi bath, and a WC. There is also a dressing room and fitted wardrobes. Also on the first floor there are three further bedrooms, two with fitted wardrobes and a family bathroom. Both the bathroom and the en suite have been refitted, and have bidet sprays and underfloor heating.

Added benefits include a ground floor WC, a utility and a boot room. The windows are double glazed, the central heating is gas fired and there are oak internal doors.

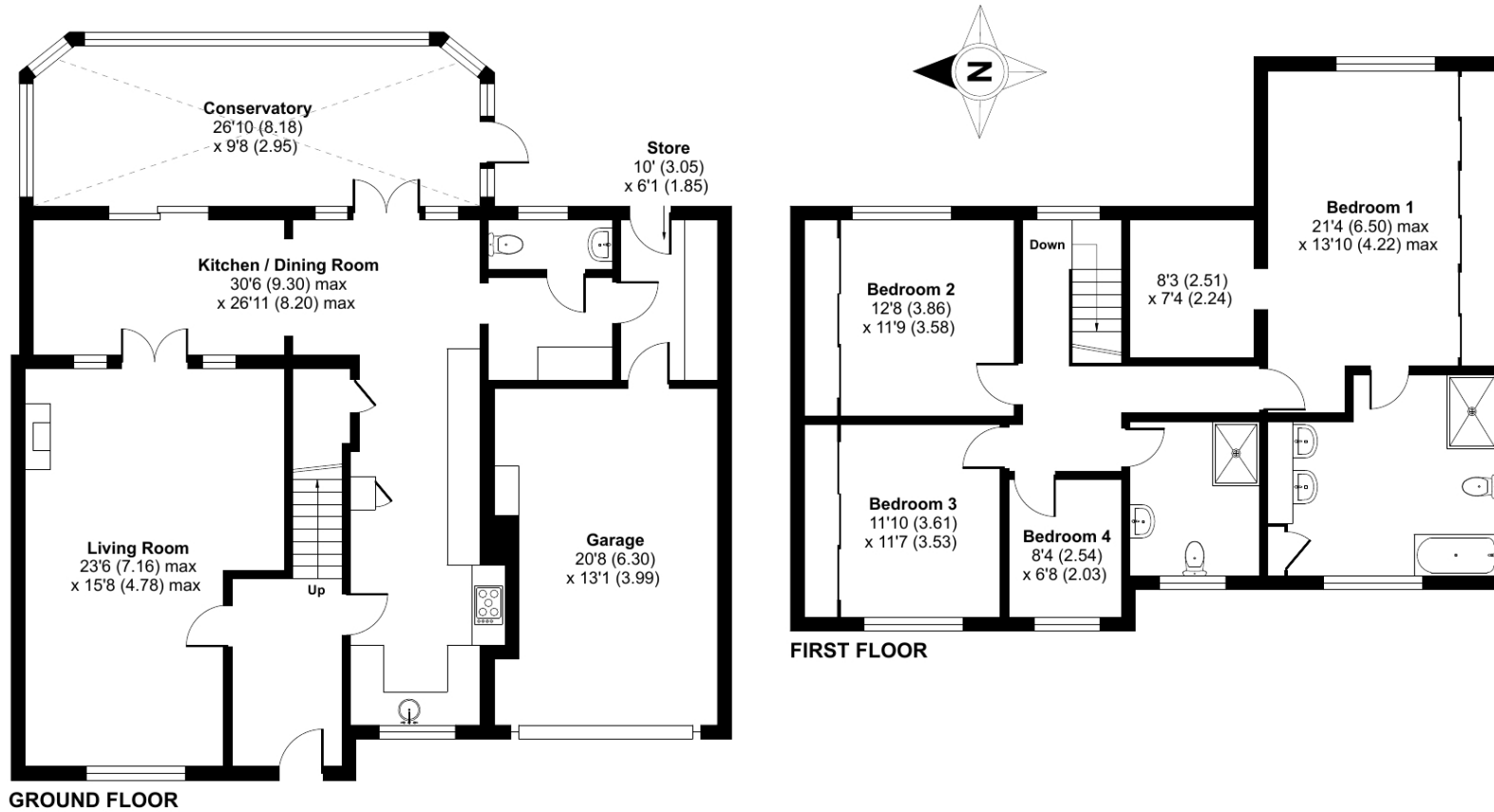
To the front there is the particular benefit for the area of off road parking and a large integral garage which can comfortably house a regular size car. The walled rear garden offers a good degree of privacy and is around sixty feet deep with a wide range of maturing shrubs, trees and plants.



Chaucer Road, Bedford, MK40

Approximate Area = 2378 sq ft / 220.9 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). © nitchecom 2024. Produced for Lane & Holmes. REF: 1104689



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Lyses Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

