



9 Chiltern Avenue, Bedford MK41 9EQ





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Bedford  
MK41 9EQ

Guide £350,000

Well-presented semi-detached  
family home...

Semi-detached family home

Cloakroom

Living/dining room

Kitchen

Three bedrooms

Family bathroom

Off road parking

Enclosed rear garden

Chain free

Freehold



- Council Tax Band C
- Energy Efficiency Rating D



## Situated in a popular location...



Lane & Holmes are delighted to bring to the market this well-presented semi-detached property which is situated on the popular Chiltern Avenue and available with no onward chain.

The accommodation includes an entrance hall, a large living/dining room which runs from the front to the rear of the property, and a kitchen which overlooks the rear garden.

The former garage has been converted to allow for the addition of a cloakroom off of the entrance hall, with the remaining part being used as a store room. There is also an additional store room which provides access from the front to the rear garden, along with internal access from the kitchen.

Moving upstairs, there are three well-proportioned bedrooms, two of which offer fitted storage. There is also a family bathroom featuring a bath with a shower over.

Additional benefits include gas central heating and double glazing throughout.

Outside, the frontage offers off-road parking and a mature front garden. The rear garden is mostly laid to lawn with an attractive border of planting and mature trees. There is a raised decking area, perfect for outdoor dining, and a summer house with power.

Chiltern Avenue offers very good access to local shops, amenities and open green spaces. Bedford's town centre amenities are a short trip away, which includes the mainline railway station for fast and frequent services to the capital and beyond. Good links are available by road for the A1 & the M1, via the Western bypass.

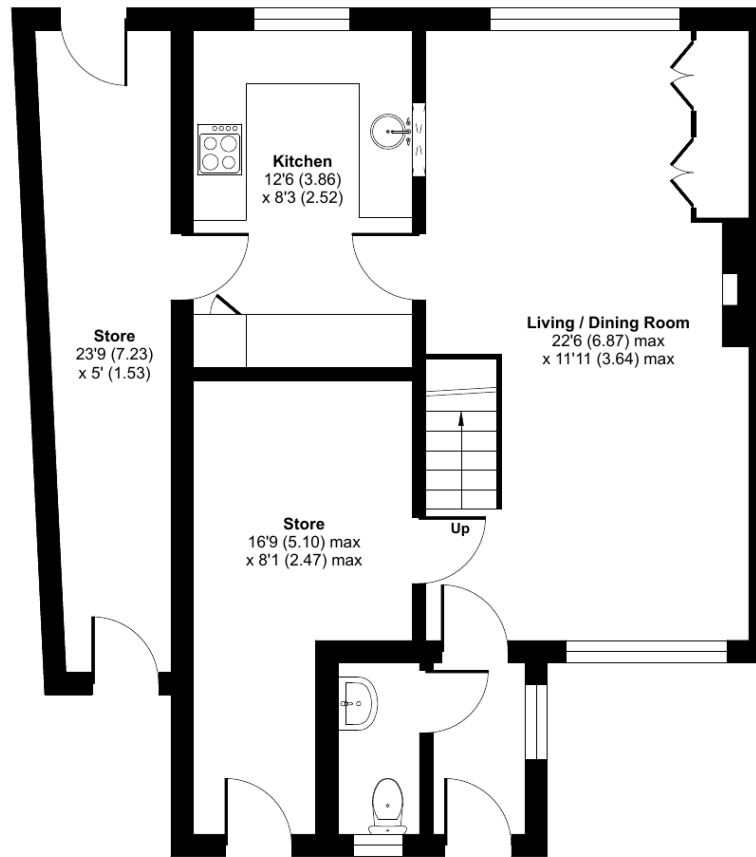




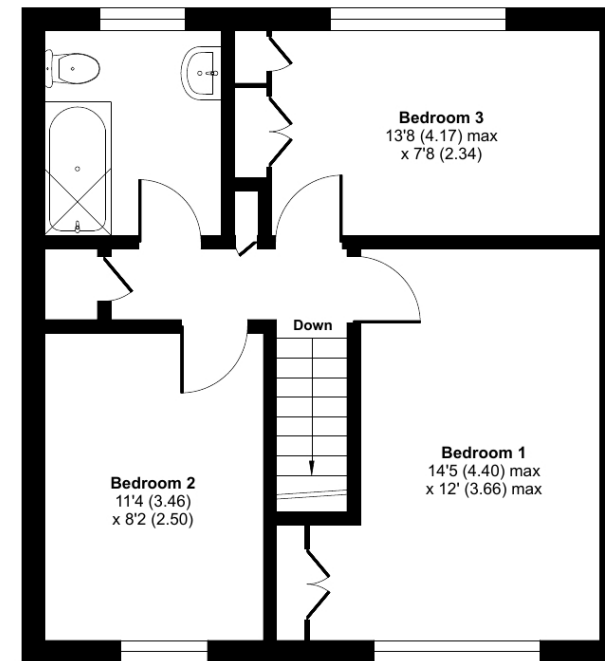
## Chiltern Avenue, Bedford, MK41

Approximate Area = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Lane & Holmes. REF: 1350896