



4 Polhill Avenue, Bedford MK41 9DS



4 Polhill Avenue
Bedford
MK41 9DS

Price £625,000

Well located four bedroom
home in a sought after
location...

Detached family home

Cloakroom

Living room

Study

Open plan kitchen/dining/family room

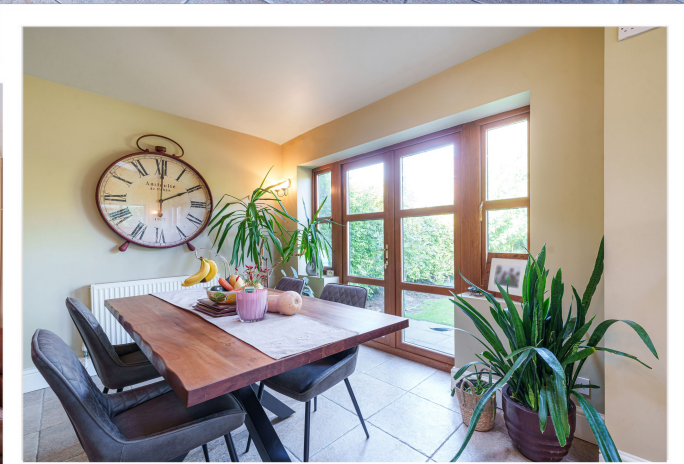
Four bedrooms

Two bath/shower rooms

Gas central heating

Garage

Rear garden



- Council Tax Band F
- Energy Efficiency Rating C

Located on the popular Polhill Avenue...



This detached family home is offered in good order throughout and benefits from a superb open plan living space to the rear and is located on the popular Polhill Avenue just a short walk from local schooling options and Bedford Park.

The living area to the rear includes a lovely modern kitchen, complete with granite worktops and a granite topped island/breakfast bar and there is ample space in this area in which to live and dine on a daily basis.

Also downstairs there is a separate living room, a study with a utility room off and a cloakroom.

On the first floor there are four bedrooms and two bath/shower rooms.

Heating is provided by a gas fired central heating system and the windows are double glazed.

To the exterior there is ample off road parking to the front and a garage. To the rear, the garden has a good range of patios, a mature range of shrubs and plants and a large area of lawn.

The property is well located for access to Bedford's town centre with its full range of shopping, recreational and highly regarded independent and state schools. Bedford's station is also handy for fast and frequent services to the capital as is Bedford's southern bypass that links the A1 with the M1.

Bedford Railway Station • 2 miles
Milton Keynes • 19 miles
A1 Black Cat Roundabout • 8 miles
M1 Junction 13 • 13 miles
Luton Airport • 30 miles
Stansted Airport • 54 miles
London • 60 miles



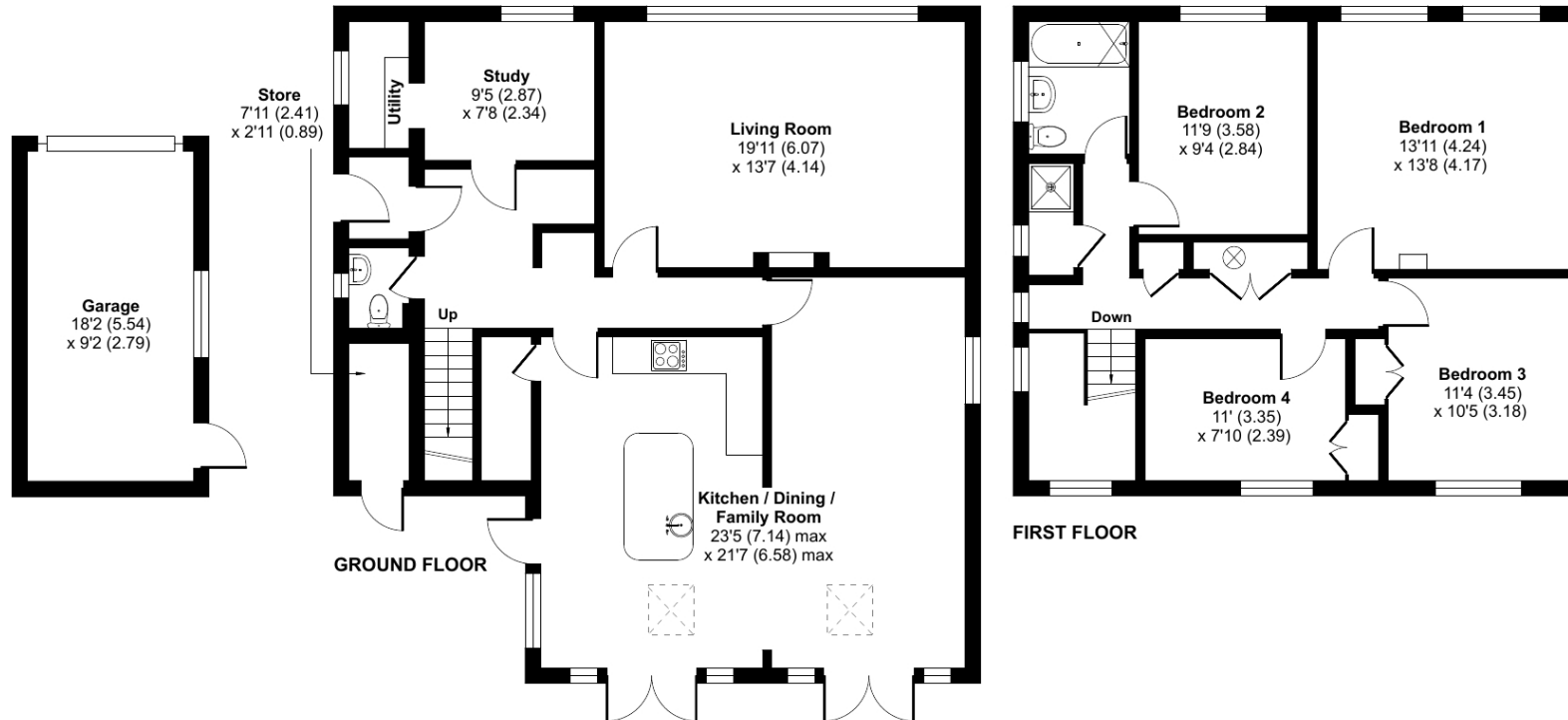
Polhill Avenue, Bedford, MK41

Approximate Area = 1824 sq ft / 169.4 sq m (excludes garage)

Store = 25 sq ft / 2.3 sq m

Total = 1849 sq ft / 171.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Lane & Holmes. REF: 1044050



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