



9 Grange Road,  
Bedford MK41 9SG





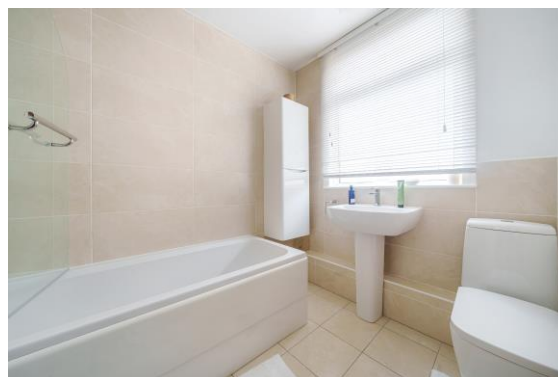
A very well presented and much improved four bedroom 1930's extended semi detached house with a superb 90 ft long west facing garden conveniently situated on a no through road approximately 2 miles to the east of the town centre and mainline railway station.

The property, which retains a number of period features throughout, has a welcoming and spacious reception hall with under stairs storage and access to the attached garage. Original panelled doors lead to the impressive 26'3 x 13'5 bay fronted sitting room which was originally two separate rooms and features two attractive fireplaces with alcoves and storage to either side. An open way leads to the kitchen/dining room which is a lovely, light and airy space with a comprehensive range of units and integrated appliances, an area for dining and it also has sliding doors to the rear garden. There is a separate family room/study with an attached, stylish wet room shower/cloakroom. From the first floor landing there is a large double bedroom with fitted wardrobes and bay window to the front, a good sized double bedroom overlooking the rear garden, the fourth bedroom and the refitted family bathroom. The top floor has a spacious bedroom with further wardrobe storage and a modern ensuite shower room.

Outside there is a superbly presented west facing garden extending to approximately 90ft which has a well tended lawn with abundantly stocked, attractive borders, raised brick planters and a large composite decked seating area plus external power sockets. The enclosed front garden provides off road parking and access to the garage.

Ideally located with many local amenities and facilities on the doorstep including local shops, schools and supermarkets and within easy reach of Priory Country Park. Viewing is highly recommended.

- \* **4 Bedrooms**
- \* **Impressive Open Plan Living Space**
- \* **Large Refitted Kitchen**
- \* **3 Shower/Bathrooms**
- \* **Double Glazing**
- \* **Gas Radiator Heating**
- \* **90Ft West Facing Garden**
- \* **Garage**
- \* **Sought After Location**



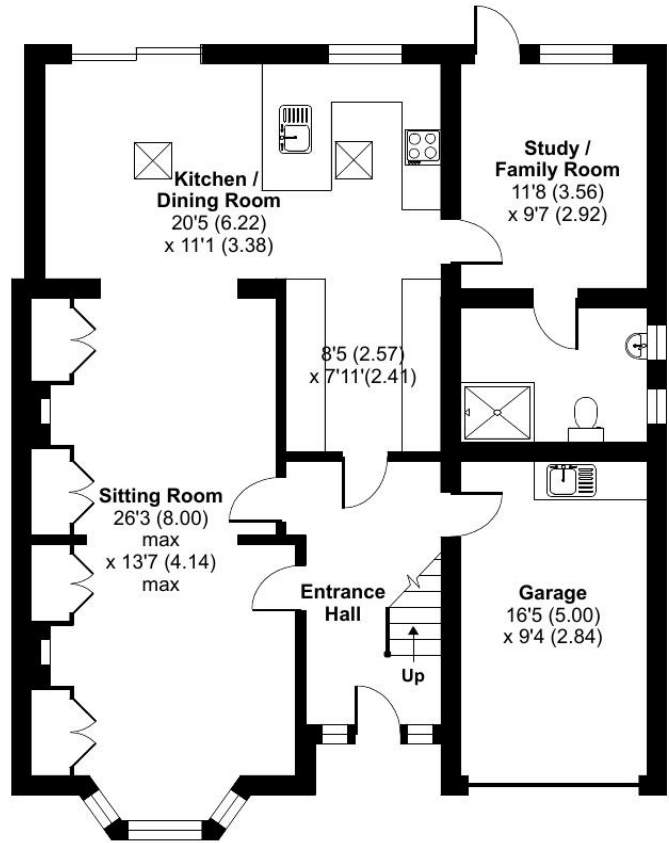
**FREEHOLD**

“Hassett House”, Hassett Street, Bedford MK40 1HA

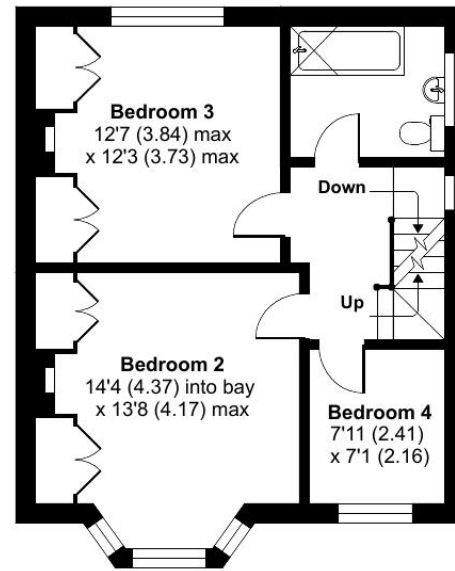
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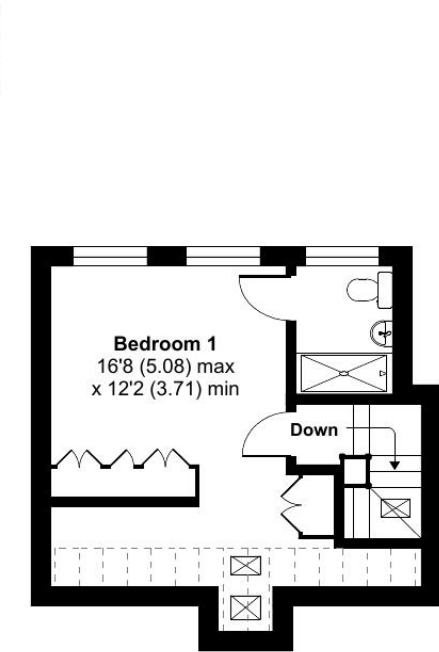
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**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Denotes restricted head height



Approximate Area = 1784 sq ft / 165.7 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1988 sq ft / 184.6 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). © n\cheom 2024. Produced for Taylor Brightwell. REF: 1089903