



**Connells**

Bedford Road  
Houghton Conquest Bedford



# Bedford Road Houghton Conquest Bedford MK45 3NA

for sale offers over  
**£425,000**



## Property Description

This charming 2 bedroom detached bungalow offers a deceptively spacious interior. As you step inside you find a well proportioned hallway with doors leading to living space bathed in natural light, a well kept kitchen with ample counter top space and storage with a utility room. You'll also discover two well proportioned bedrooms, a well-appointed family bathroom. A good sized garden with mature shrubs and trees. Additionally, this property comes with a garage, providing secure parking or valuable storage space. Location wise, you're within a short drive of local amenities, ensuring that daily necessities are within easy reach.

Houghton Conquest is a village and civil parish located in the Central Bedfordshire district of Bedfordshire, England. The parish also includes the hamlet of How End.

## Entrance / Hallway

Door to front, hall leading to all ground floor rooms, built in storage cupboard.

## Living Room / Diner

27' 2" x 11' 5" ( 8.28m x 3.48m )

Large double glazed window, patio doors to garden, feature fireplace, radiator.

## Kitchen

8' 6" x 9' 10" ( 2.59m x 3.00m )

Double glazed window. Wall to base fitted units, stainless steel sink with drainer, easy clean work surfaces, electric oven with hob and extractor fan above, space for dishwasher, breakfast bar, radiator. spot lights to ceiling. Access to utility room.

## Utility Room

Fitted units, easy clean work surface, plumbing for washing machine, space for tumble dryer, space for fridge freezer.

## Bedroom 1

19' x 10' 7" ( 5.79m x 3.23m )

Double glazed window, radiator, access to en suite.

## En-Suite

Shower cubicle, low level wc, hand wash basin.

## Bedroom 2

9' 9" x 10' 9" ( 2.97m x 3.28m )

Double glazed window, radiator.



## Bathroom

Double glazed opaque window. Shower cubicle, low level wc. hand wash basin with vanity storage, bidet, radiator.

## Garage

## Front Garden

Block paved driveway to garage, lawn area with raised flower bed borders. Side gate access.

## Rear Garden

Paved patio, neat garden with grass lawn, mature plants and shrubs, side gate access.



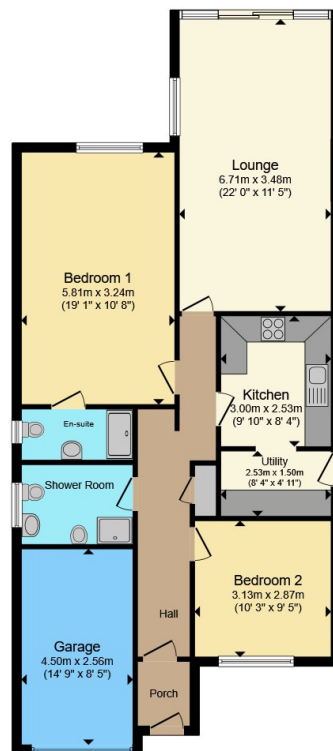












Total floor area 100.1 m<sup>2</sup> (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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**T 01525 712 271**  
**E [flitwick@connells.co.uk](mailto:flitwick@connells.co.uk)**

Unit 9 Russell Centre Coniston Road Flitwick  
 BEDFORD MK45 1QY

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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