



12 Willow Way
Bedford, MK45 2SJ



Bradley Cooper
Partnered With
Simpsons
Property Experts

Offering for sale this delightful three-bedroom semi-detached family home located in Willow Way. This family home offers a perfect blend of comfort and convenience. It is ideally situated in a prime location, just a short stroll from the vibrant town centre of Amptill, where you will find a variety of shops, cafes, and essential amenities.

The property offers well-proportioned accommodation arranged over two floors and showcases an excellent opportunity for buyers looking to create their ideal long-term family home. In addition to its existing accommodation, the property offers potential for extension and/or loft conversion, subject to the necessary planning permissions and consents, providing scope to further enhance and increase the living space.

Upon entering this family home the accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a spacious living room, separate dining area and a fully fitted kitchen with space for appliances also several wall-to-base fitted cupboards.

The first floor comprises of three bedrooms and a family bathroom suite.

Externally, the property benefits from front and rear gardens, with the rear garden enjoying a particularly pleasant private and unoverlooked aspect. A useful brick-built outbuilding provides valuable additional storage and could offer a range of potential uses, subject to any necessary consents and features electric and lighting.

With excellent local schooling nearby, this home is perfectly positioned for families looking to settle in a friendly community. Whether you are a first-time buyer or seeking a family home, this property on Willow Way is a wonderful opportunity not to be missed.

£375,000





TOTAL AREA: APPROX. 87.4 SQ. METRES (940.5 SQ. FEET)

These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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