

**James  
Kendall**  
Estate Agents

**49 Bedford Road, Houghton Conquest**

Bedford

Offers Over **£725,000**

# 49 Bedford Road

Houghton Conquest, Bedford

Set in a quiet position within the popular village of Houghton Conquest, this comprehensively renovated five-bedroom chalet-style home offers exceptional flexibility across two floors, with generous living space, a private south-west facing garden, and a useful detached outbuilding.

Council Tax band: G

Tenure: Freehold

- Renovated five-bedroom home in quiet village
- Spacious reception room spanning over 26 ft
- Principal bedroom with eaves storage and alcove
- Ground floor fifth bedroom, ideal for guests or flexible use
- Kitchen/breakfast room with boiling water tap
- South-west facing garden and first floor rear balcony
- Detached outbuilding offering excellent storage
- Generous driveway parking and integral garage

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances – All measurements are approximate.







# Bedford Road, Houghton Conquest, Bedford, MK45



Approximate Area = 2768 sq ft / 257.1 sq m (excludes store)

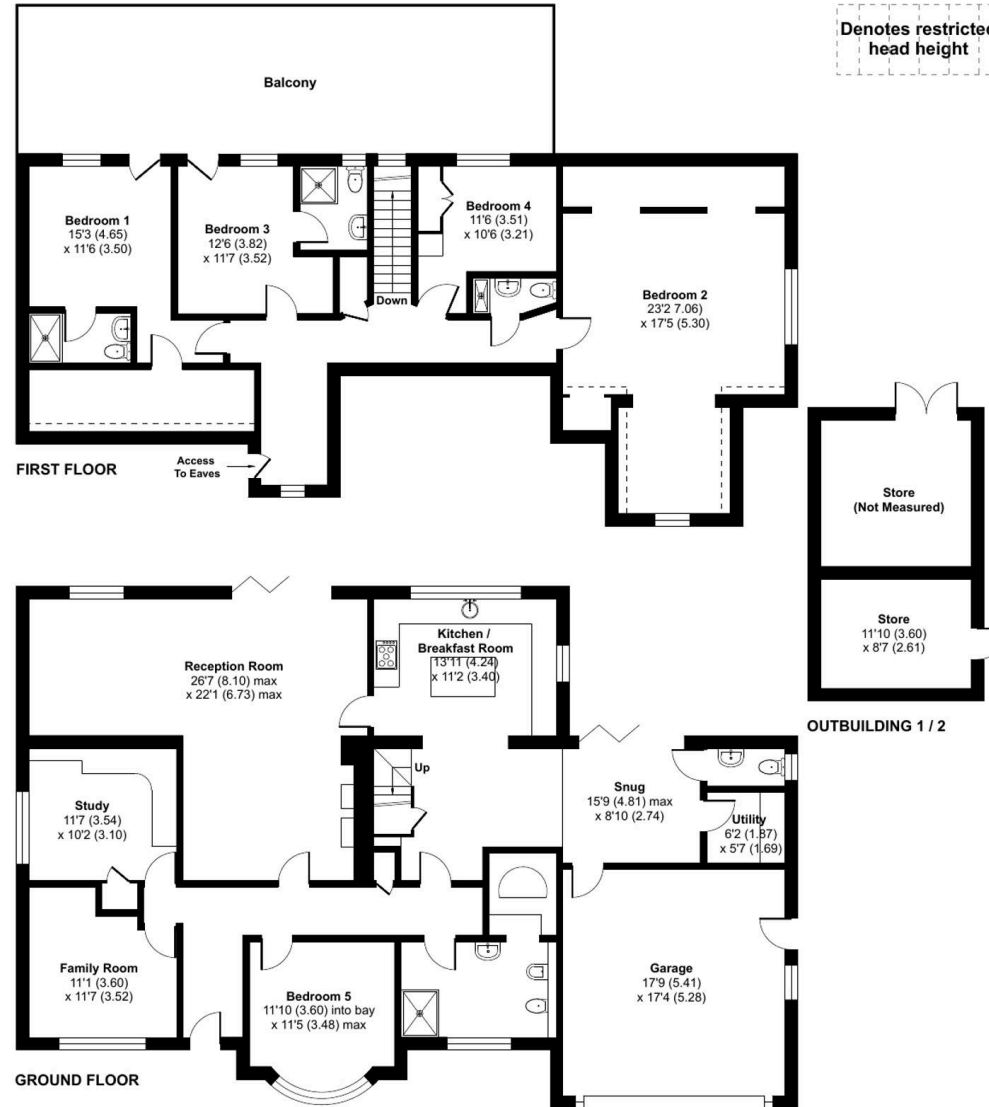
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 309 sq ft / 28.7 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 3221 sq ft / 299 sq m

For identification only - Not to scale





## James Kendall & Co.

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