



**Chandlers Close, Marston Moretaine, Bedford, MK43 0QW**  
**Guide price £300,000 Freehold**



A beautifully presented 3 bedroom mid-terrace family home tucked away in this quiet cul de sac in the highly desirable village of Marston Moretaine. This stunning property offers spacious living accommodation over 2 levels and incorporates a welcoming entrance hall with a cloakroom, a modern and newly fitted kitchen with integrated appliances and a superb lounge/diner to the back of the property overlooking the garden. Upstairs you will find 2 double bedrooms and 1 single bedroom with a built-in wardrobe to the master bedroom and a stylish family bathroom. Outside there is a larger than average enclosed rear garden with gated access and to the front a well maintained front garden and 2 allocated parking spaces.

Being just a short walk away from local amenities and excellent schooling nearby, this property makes an ideal family home!

## Entrance Hall

## Lounge/Diner

17'2 x 15'1 (5.23m x 4.60m)

## Kitchen

9' x 8'6 (2.74m x 2.59m)

## WC

## First floor landing

## Bedroom 1

13'3 x 8'1 (4.04m x 2.46m)

## Bedroom 2

9'1 x 8'8 (2.77m x 2.64m)

## Bedroom 3

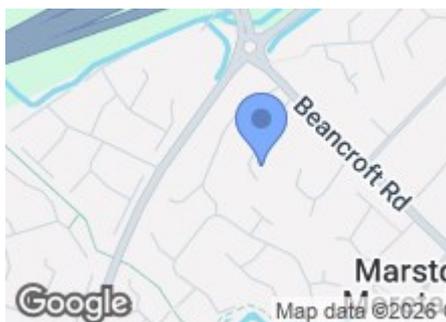
9'2 x 6'3 (2.79m x 1.91m)

## Family Bathroom

## Enclosed rear garden

## 2 Allocated parking spaces

Council Tax: Central Bedfordshire C

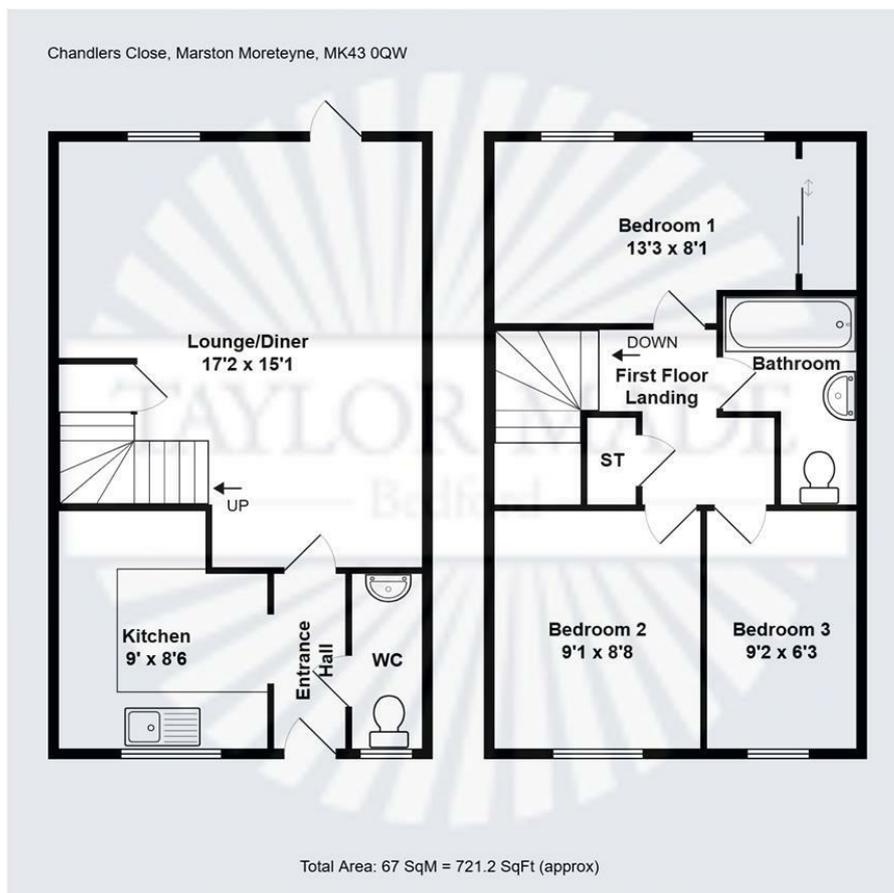


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
100-91 (A)		100-81 (A)	
90-81 (B)		80-71 (B)	
80-65 (C)		70-61 (C)	
64-50 (D)		50-41 (D)	
49-35 (E)		40-31 (E)	
34-20 (F)		30-21 (F)	
19-10 (G)		20-11 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Front Garden

## Marston Moretaine

The village of Marston Moretaine is well placed to access the M1 junction 13, Milton Keynes and beyond. The village has a wide range of local amenities with a Co-Op, other local shops, a post office, independent Family Butchers, fish & chip shop, a pub and Indian restaurant. There is a doctor's surgery and two schools within the village and neighbouring Upper & Lower Shelton.



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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