



Connells

Bedford Road
Houghton Conquest Bedford

Bedford Road Houghton Conquest Bedford MK45 3NE

for sale offers over
£450,000



Property Description

Connells Flitwick are delighted to bring to the market this fantastic four-bedroom semi-detached chalet style bungalow situation in the highly desirable village location of Houghton Conquest. The property benefits from an entrance hall, fourth bedroom/study, lounge, dining room, kitchen and conservatory. On the first floor you will find three additional bedrooms, all of which are double bedrooms plus the bathroom. Outside, the property benefits from a driveway large enough for multiple cars in addition to a garage and to the rear of the property you will find a generously sized garden.

Houghton Conquest is positioned in peaceful Bedfordshire countryside, and within easy reach of Bedford, Stewartby and the historic market town of Ampthill.

The property is within easy reach of the village's amenities including a pub, lower school and village shop. The property also offers close access to numerous transport links including Flitwick train station, numerous bus stops and the A6 and the A421 road networks.

Ground Floor

Entrance / Hallway

Double glazed door to front, double glazed window, radiator, spotlights to ceiling.

Living Room

Double glazed window to front aspect, electric feature fireplace, radiator.

Kitchen

Wall to base fitted units, easy clean work surfaces, integrated stainless steel sink with drainer, integrated fridge freezer, plumbing for washing machine, breakfast bar area, spot lights to ceiling. Double glazed window, double glazed door to rear garden, radiator.

Dining Room

Radiator, access to conservatory.

Conservatory

Brick base conservatory, with double glazed windows, glazed door to garden.

Bathroom

Panelled bath with shower over, low level wc, hand wash basin, tiling, double glazed opaque window.

Bedroom 4

Double glazed windows to front and side aspects, radiator

First Floor

Landing

Skylight to ceiling, access to bedrooms and bathroom.

Bedroom 1

Double glazed window to front aspect, radiator, built in storage cupboard, spotlights to ceiling.

Bedroom 2

Double glazed window to rear aspect, radiator, built in storage cupboard.

Bedroom 3

Double glazed window to rear aspect, radiator, built in storage cupboard.

Bathroom

Double glazed opaque windows, panelled bath with shower above, low level wc with concealed cistern, hand wash basin with vanity storage, tiling, radiator, spotlights to ceiling.

Outside

Front Garden

Driveway for multiple vehicles, access to garage, access to rear garden.

Rear Garden

Mostly laid to lawn, with flower bed borders, plants and shrubs, access to garage, wooden shed.

Garage

Up and over door, space for storage or secure parking, alternatively the garage can be used as a workshop.

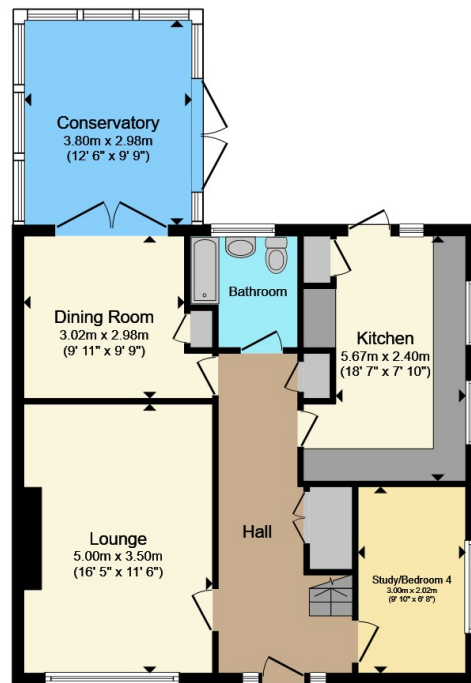
Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

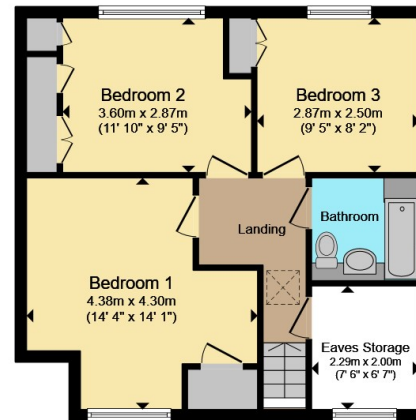








Ground Floor



First Floor



Outbuilding

Total floor area 144.5 m² (1,556 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

Connells

To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305764



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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