



Farnham Way, Bedford, MK41 8RE
Offers over £450,000 Freehold



A rare opportunity to acquire this established 4 double bedroom detached home situated in this highly desirable residential cul de sac within the sought after area of Putnoe.

This spacious family home offers an entrance hall, downstairs cloakroom, very large lounge, separate dining room, fitted kitchen and separate utility room. Upstairs there are four double bedrooms, with an en suite shower room to the master bedroom and there is a family bathroom.

There are generous and well tended gardens to front and rear, an attached double length garage with an electric up and over door and driveway.

This property is offered with vacant possession and early viewing is strongly recommended.

Hall

WC

Living Room

21'1 x 17'9 (6.43m x 5.41m)

Dining Room

16'7 x 12'6 (5.05m x 3.81m)

Kitchen

9'10 x 9'9 (3.00m x 2.97m)

Utility

8'2 x 6'4 (2.49m x 1.93m)

Stairs to First Floor

Landing

Bedroom 1

18' (max) x 9'9 (5.49m (max) x 2.97m)

Ensuite

Bedroom 2

13'5 x 9'9 (4.09m x 2.97m)

Bedroom 3

12'8 x 11' (3.86m x 3.35m)

Bedroom 4

10'11 x 9'11 (3.33m x 3.02m)

Bathroom

Garage & Driveway

31' x 8'3 (9.45m x 2.51m)

Enclosed Rear Garden

Bedford

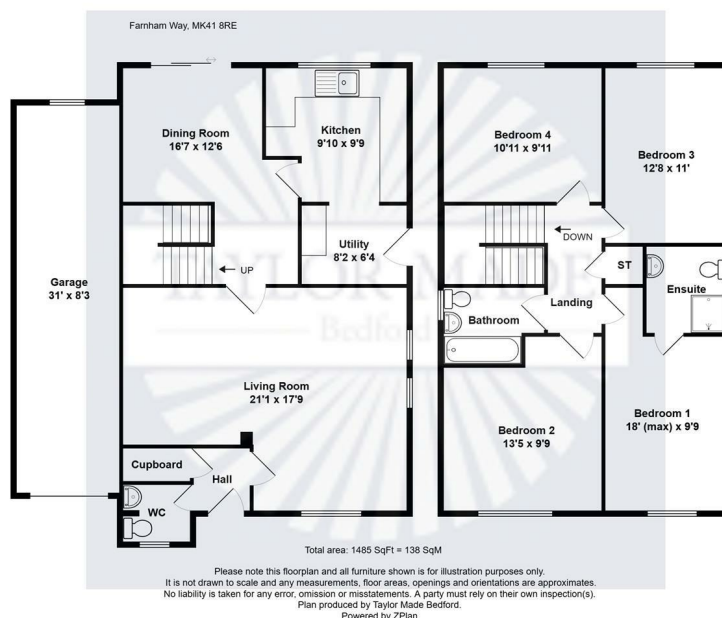
Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

Council Tax: Bedford E

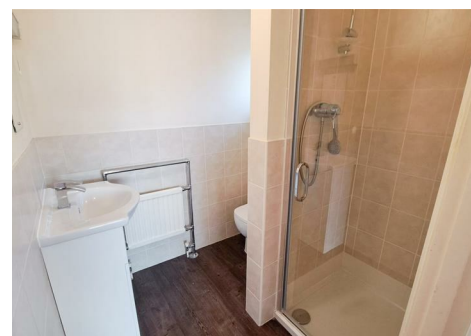


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 81 (A)	Very energy efficient - lower running costs 92 (A+)	Very environmentally friendly - lower CO ₂ emissions 81 (A)	Very environmentally friendly - lower CO ₂ emissions 92 (A+)
81	92	81	92
Very energy efficient - lower running costs 62 (C)	Very energy efficient - lower running costs 92 (A+)	Very environmentally friendly - lower CO ₂ emissions 62 (C)	Very environmentally friendly - lower CO ₂ emissions 92 (A+)
62	92	62	92
Not energy efficient - higher running costs 1 (G)	Very energy efficient - lower running costs 92 (A+)	Not environmentally friendly - higher CO ₂ emissions 1 (G)	Very environmentally friendly - lower CO ₂ emissions 92 (A+)
1	92	1	92

England & Wales EU Directive 2002/91/EC



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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