





Robinson Avenue, Houghton Conquest Bedford MK45 3GF

william h brown

welcome to

Robinson Avenue, Houghton Conquest Bedford

William H Brown are pleased to offer for sale this really well presented family home situated in the ever popular village location of Houghton Conquest. Viewings is highly recommend.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall
Entered via double glazed door to the front aspect, stairs rising to first floor landing and doors leading to all rooms.

Study
Double glazed window to the front aspect and radiator.

Cloakroom
Suite comprising pedestal wash hand basin with mixer tap over, low level WC, radiator, partly tiled and double glazed obscured window to the side aspect.

Lounge
Double glazed window to the front aspect, panelled feature media wall, radiator and doorway leading to Kitchen/ dining room.

Kitchen/ Dining Room
Fitted kitchen comprising wall and base units with wood effect worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, integrated electric eye level double oven, five ring gas hob with cooker hood over, integrated fridge/ freezer, integrated dishwasher, breakfast bar seating area, spotlights to ceiling, radiator, two double glazed windows to the rear aspect, door leading to utility room and double glazed french doors to the rear aspect leading to the rear garden.

Utility Room
Wall and base units with wood effect worksurfaces over, one bowl stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer and double glazed door to the side aspect.









First Floor Landing
Stairs rising from entrance hall, door to airing cupboard, radiator and doors leading to all rooms.

Bedroom One
Double glazed window to the front aspect, built in wardrobes, radiator and door leading to ensuite.

En Suite
Suite comprising shower cubicle with glass screen, pedestal wash hand basin, low level WC, heated towel rail and partly tiled.

Bedroom Two
Two double glazed windows to front aspect, radiator, access to loft space and door to ensuite.

En Suite
Suite comprising shower cubicle, pedestal wash hand basin with mixer tap over, low level WC and double glazed obscured window to the front aspect.

Bedroom Three
Double glazed window to the rear aspect and radiator.

Bedroom Four
Double glazed window to the rear aspect and radiator.

Bathroom
Suite comprising bath, pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, partly tiled and double glazed obscured window to the side aspect.

Externally

Front
Small frontage fully enclosed with dwarf brick walling and decorative iron fencing with driveway to the side aspect leading to a single garage providing off road parking.

Rear Garden
Mainly laid with Astro turf, paved patio area for seating with pagoda over, fully enclosed with timber fencing and brick walling with side gated access.

welcome to

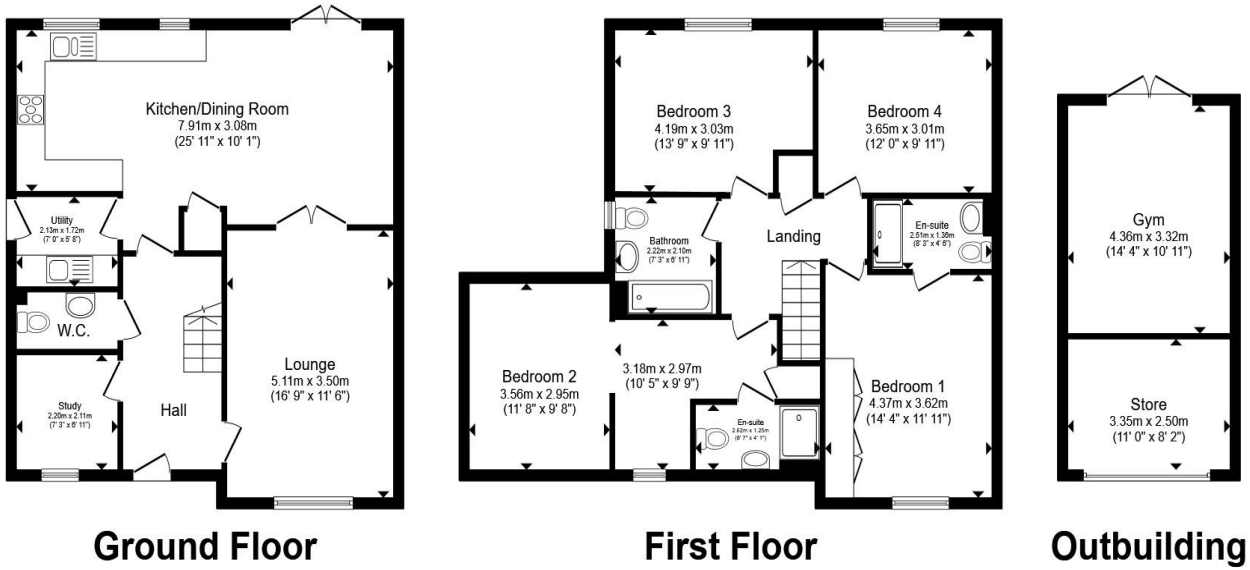
Robinson Avenue, Houghton Conquest
Bedford

- Four bedroom linked detached family home
- Two en-suite bathroom
- Open plan kitchen/diner
- Separate lounge
- Study , utility room , downstairs cloakroom.

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£500,000



Total floor area 147.4 m² (1,587 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

william h brown

view this property online williamhbrown.co.uk/Property/BFD105220

The Property Ombudsman

Property Ref:
BFD105220 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01234 268367

bedford@williamhbrown.co.uk

40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.