



24 Phillpotts Avenue

Bedford | Bedfordshire | MK40 3UF



24, Phillpotts Avenue

Bedford | Bedfordshire | MK40 3UF

Price £495,000

Beautifully presented, extended three-bedroom home in a most popular location...

Key Features

Entrance hall
Living room
Kitchen/dining room
Cloakroom and utility
Three bedrooms
Quality refitted bathroom
Gas fired central heating
Double glazing
Gardens
Garage
Freehold

- Council Tax Band: D
- Energy Efficiency Rating: D





This is an excellent opportunity to acquire and enjoy this beautifully maintained and much-improved three-bedroom home, ideally situated in one of Bedford's most popular locations.

A storm porch recess provides shelter over the front door, which opens into a spacious entrance hall featuring attractive stripped wooden flooring. Stairs rise to the first floor, with doors leading to the living room and kitchen/dining room.

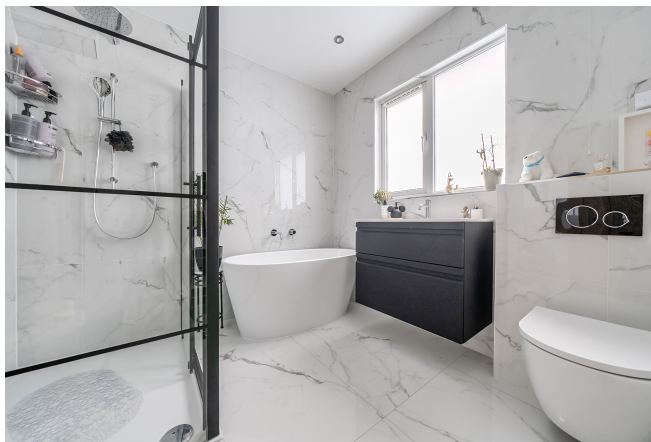
The bay-fronted living room is a particularly appealing space, benefiting from an attractive open fireplace and further stripped wooden flooring, creating a warm and characterful feel.

The kitchen/dining room is a real highlight of the property. The well-equipped kitchen incorporates a useful breakfast bar, while a bright conservatory-style extension provides ample space for a dining table. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A door from the kitchen leads to the side of the property, which has been fully enclosed and provides a highly practical additional area. This space includes a plumbed sink unit, downstairs WC and utility area, together with doors giving access to both the front and rear gardens.

Upstairs, there are two generous double bedrooms and a good-sized single bedroom, together with a beautifully refitted family bathroom featuring both a walk-in shower and a separate double-ended bath.

Outside, the property enjoys a well-maintained front garden, while the good-sized rear garden is predominantly laid to lawn with a paved patio area. The garden is fully enclosed, making it ideal for families and outdoor entertaining.

At the rear of the garden, there is access to a single brick-built garage accessed via Rosamond Road. The garage has a metal up-and-over door, with a parking space in front.

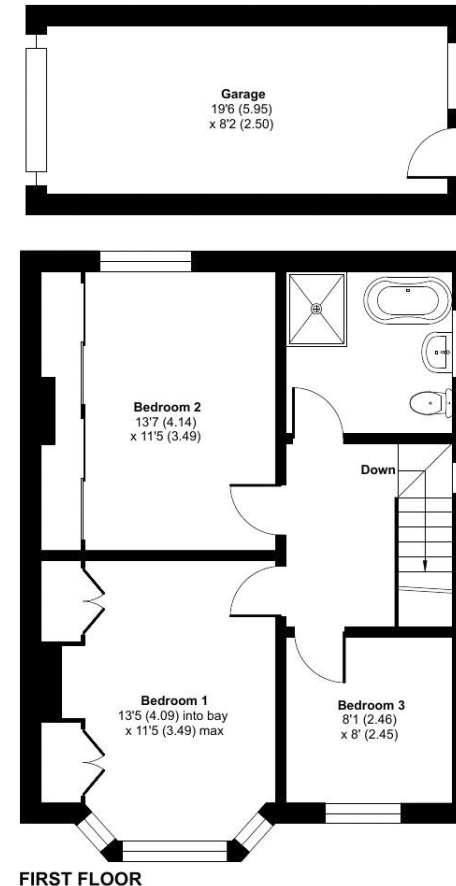
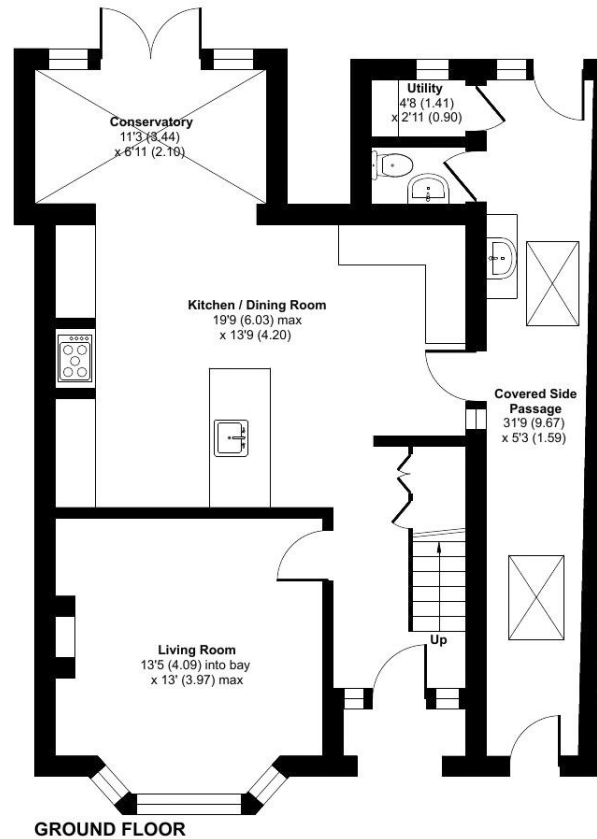




Phillpotts Avenue, Bedford, MK40

Approximate Area = 1340 sq ft / 124.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1516217

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

COUNTRYLIFE.CO.UK

MAYFAIR
OFFICE GROUP

NAEA

OFT

rightmove.co.uk

Zoopa.co.uk

Lane & HOLMES
LLP Est. 1985