

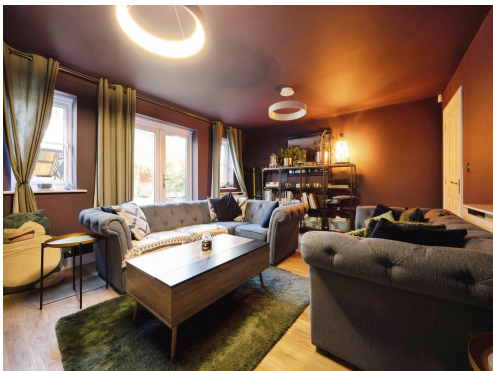


Connells

Angelica Grove
Houghton Conquest Bedford

Angelica Grove Houghton Conquest Bedford MK45 3FT

for sale offers in the region of
£550,000



Property Description

A well-presented and versatile four-bedroom detached family home, ideally situated in the popular village of Houghton Conquest, Bedford. Offering generous living accommodation, four double bedrooms and a converted garage providing excellent additional space, this property is an ideal family home.

The property begins with a welcoming entrance hall, leading to a downstairs WC and a versatile study/dining room. To the rear is a spacious open-plan kitchen/dining room, providing an excellent hub for family life and entertaining. The cosy lounge benefits with patio doors opening directly onto the rear garden.

A particular highlight is the converted garage, currently providing a versatile additional reception room, but equally suitable for use as a home office, playroom, workshop or useful storage space.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a separate family bathroom.

Externally, the property enjoys a well-presented enclosed rear garden, providing a pleasant outdoor space for relaxing and entertaining, while the front of the property benefits from a private driveway providing off-road parking.

Located in the sought-after village of Houghton Conquest, the property offers excellent access to local amenities, schools & transport links, while also being ideally placed to benefit from the forthcoming Wixams railway station and proposed Universal destination resort.

Entrance Hall

Downstairs W/C

Kitchen/Breakfast Room

Dining Room/Study

Lounge

Workshop/3rd Reception Room

First Floor

Landing

Bedroom One

En-Suite

Bedroom Two

Bedrooms Three

Bedroom Four

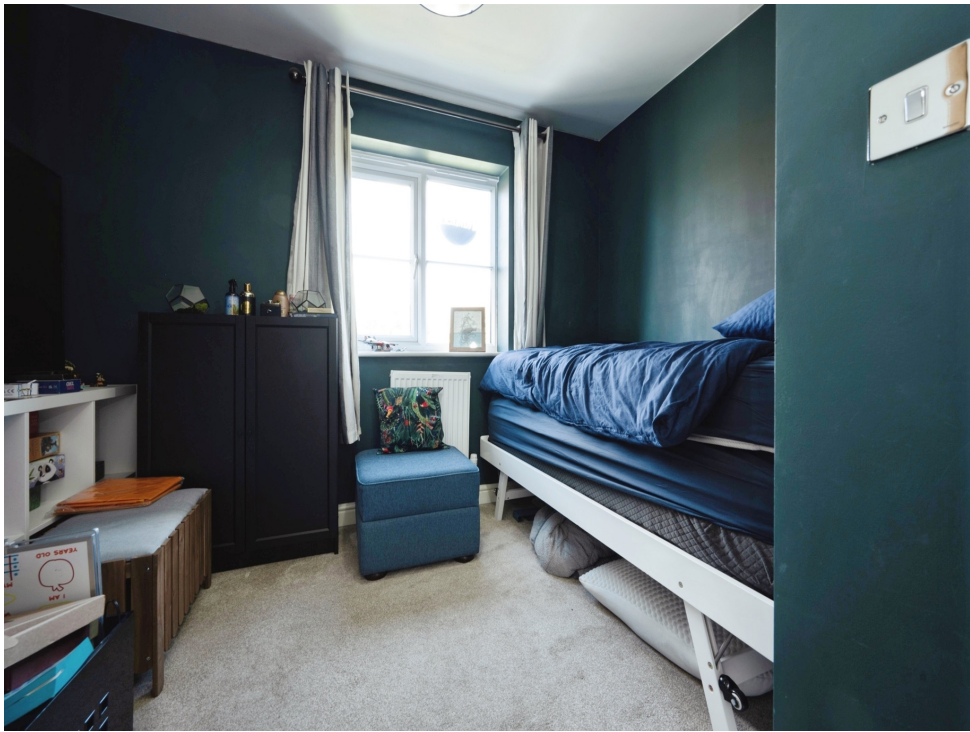
Family Bathroom

External

Enclosed Rear Garden

Driveway

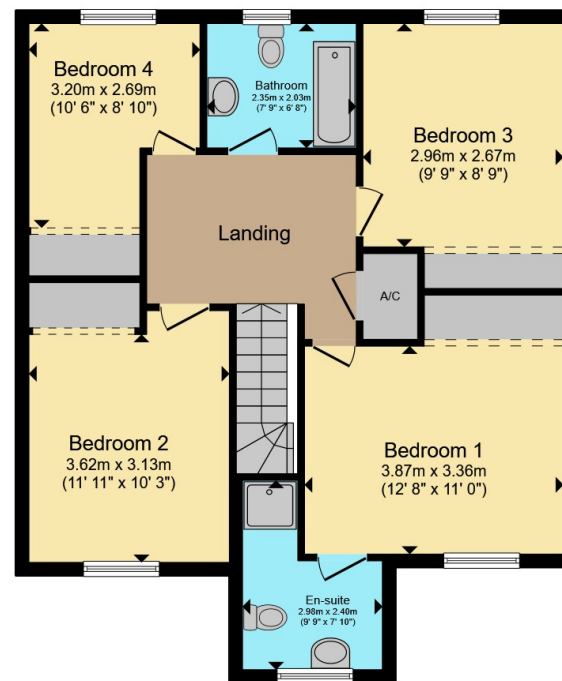








Ground Floor



First Floor

Total floor area 151.3 m² (1,628 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

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42 Allhallows
BEDFORD MK40 1LN

EPC Rating: Awaited
Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BED313271



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