



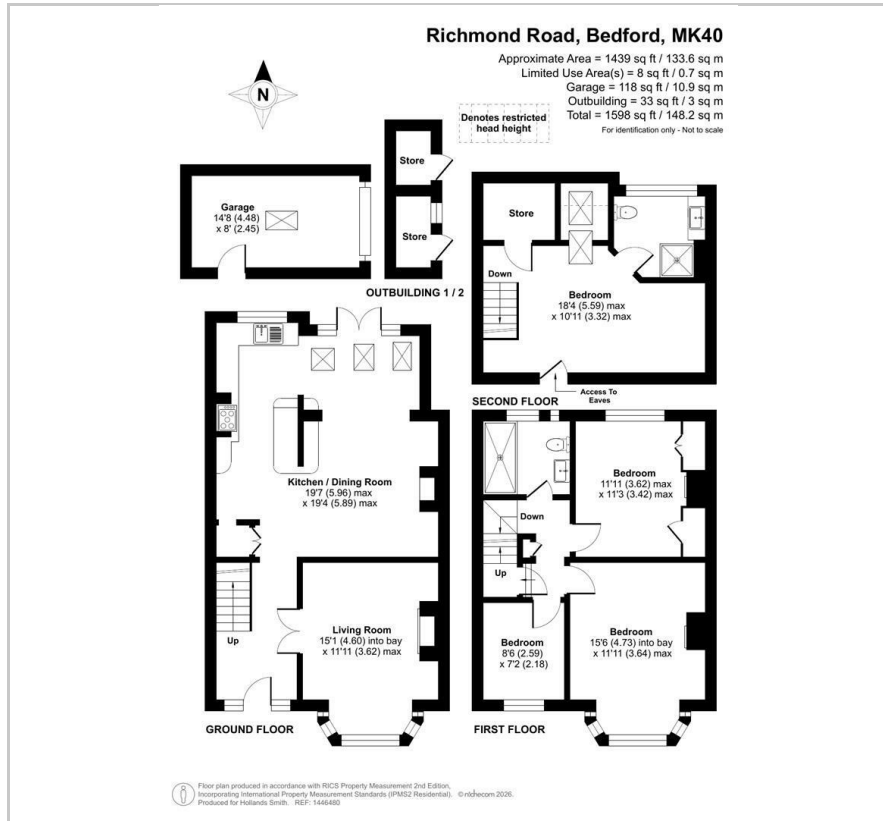
**22 Richmond Road**

, Bedford, MK40 3DG

**£510,000**

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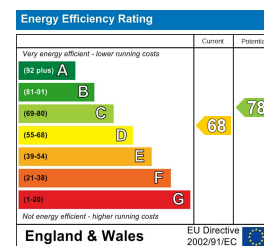
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Occupying a popular residential position just across the road from the 'Castle Quarter' of the town, this bay fronted terraced home offers bright, spacious and adaptable accommodation arranged over three floors. Extended to the rear, there is now an open plan kitchen/family room with underfloor heating and French doors opening onto the garden. The kitchen area has plenty of storage space, Granite worktops and some built in appliances and Velux windows provide additional light. The self-contained front sitting room has glazed double doors, a deep bay window with double glazed units and a fireplace. The first floor has two double bedrooms both with fireplaces, a single bedroom/study (currently used as a dressing room) and a recently fitted shower room with large walk-in shower. The main bedroom occupies the top floor and has the benefit of an en-suite shower room and extra storage in the eaves. Heating is by gas to radiators from a combination boiler. Outside, there is a pretty, walled garden which is low maintenance and has two brick-built storage sheds. Gated access to the rear leads to a shared driveway and the rare benefit of a detached single garage with power.

Richmond Road is conveniently located in between Bedford's two major parks within easy reach of both the Castle Road area with it's choice of eateries and specialist shops and Bedford town centre which has a wider choice of facilities including a rail station with fast links into London St Pancras. Well-regarding schools for all ages are close by, as are sports facilities including Bedford Rugby Club and Riverside Tennis. EER: D



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