

Connells

Bedford Road
Houghton Conquest

Bedford Road
Houghton Conquest MK45 3LS

for sale guide price
£600,000







Property Description

Situated within the sought-after village of Houghton Conquest, this substantial five-bedroom chain free detached family home offers generous and versatile accommodation throughout, making it an excellent opportunity for families seeking space, flexibility and a desirable village lifestyle.

The property is approached via a generous frontage providing multiple off-road parking spaces, in addition to a garage. A useful side access leads directly from the front of the property to the rear garden, which enjoys a wonderful position backing onto a communal park, creating an ideal setting for families and outdoor enjoyment. The enclosed rear garden enjoys a pleasant outlook to the communal park beyond, creating an attractive extension of the outdoor living space and a safe environment for children to enjoy.

Internally, the ground floor offers well-balanced and adaptable living accommodation. To the front of the property are two spacious reception rooms, perfect for both formal entertaining and everyday family life. Further accommodation includes a downstairs cloakroom, a fitted kitchen, and a practical utility room complete with pantry storage.

The first floor comprises four well-proportioned bedrooms, all served by a family bathroom, providing ample accommodation for the modern family.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agent Note

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the

payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Houghton Conquest
Houghton Conquest remains a popular Bedfordshire village, offering a strong sense of community while remaining conveniently positioned for access to Bedford, Ampthill and the A421. The village benefits from a well-regarded primary school, local playing fields and countryside walks, while a wider range of shopping, leisure and rail links can be found in nearby Bedford and Flitwick.

Versatile Space
A particular highlight is the versatile space situated to the rear of the utility room, which presents excellent potential for a self-contained annexe. Benefiting from its own bedroom, wet room and independent access to the rear garden, this area could provide ideal accommodation for a dependent relative, older child, guests or those looking to create a dedicated work-from-home space.

Entrance Hall
Opaque double-glazed window to front aspect, opaque double-glazed door to front aspect, radiator, entrance to both lounges, toilet and kitchen

Cloakroom
Toilet, wash hand basin, opaque double-glazed window to rear aspect and heated towel radiator

Lounge (To right of hall)
Double-glazed bay windows to front aspect

Lounge (to Left Of Hall)
Double-glazed bay window to front aspect, double-glazed door to rear aspect into rear garden

Kitchen
Wall to base fitted units with gloss finish, double-glazed window to rear aspect, spotlight to ceiling, 2 and ½ metal sink, induction hob, integrated oven, storage cupboard

Utility Room
Opaque double-glazed door to side aspect, double-glazed door into rear garden, storage cupboard, wall to base fitted units, 1 ½ sink and space for white goods

Bedroom 5/Reception 3
Double-glazed door to rear aspect into rear garden, double-glazed windows to side and rear aspect, built in wardrobes

Wet Room To Bedroom
Wash hand basin, toilet, shower, opaque double-glazed window to side aspect

Landing
Double-glazed window to front aspect, access to bedrooms 1 - 4, bathroom and loft access, radiator

Bathroom
Heated towel radiator, toilet, wash hand basin, bath with shower attachment, opaque double-glazed window to rear aspect,

Bedroom 1
double-glazed window to front aspect, two sets of built in wardrobes

Bedroom 2
Built in wardrobes and double-glazed window to front aspect

Bedroom 3
Double-glazed window to rear aspect

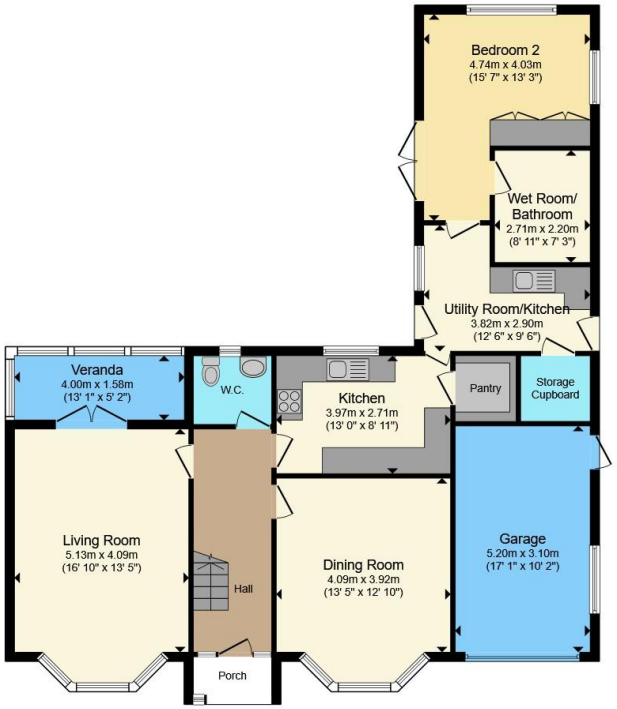
Bedroom 4
Double-glazed window to rear aspect

To Front
Multiple off road parking spaces set in a turning circle, side access to rear garden, direct access into the garage and mature shrubs and trees

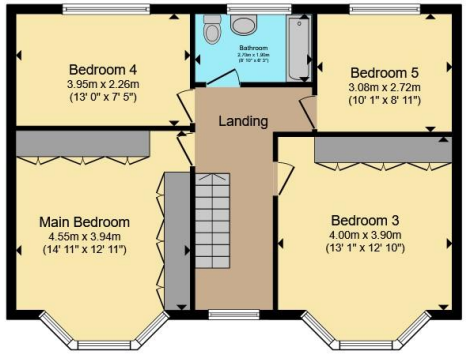
To Rear
Mature shrubs and trees, part patio, part laid to lawn, multiple access points from house to rear garden and side access to garage and front







Ground Floor



First Floor

Total floor area 193.7 m² (2,085 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





To view this property please contact Connells on

T 01525 712 271
E flitwick@connells.co.uk

Unit 9 Russell Centre Coniston Road Flitwick
BEDFORD MK45 1QY

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305934

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.