



**Connells**

Robinson Avenue  
Houghton Conquest Bedford



## Property Description

Located in the highly regarded village of Houghton Conquest, this beautifully presented two bedroom end of terrace home offers modern living in a peaceful and well connected setting. Finished with stylish contemporary décor throughout, the property provides a practical and welcoming layout ideal for first time buyers, downsizers, or anyone seeking a move in ready home in a charming village community.

The ground floor features a modern, well appointed kitchen with sleek finishes and ample storage, along with a bright and comfortable living room that serves as the perfect space for relaxing or entertaining. Patio doors open directly onto the rear garden, allowing natural light to flow through and creating a seamless indoor-outdoor feel. A convenient downstairs toilet completes the ground floor accommodation.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from tasteful modern décor and excellent natural light. These are served by a stylish family bathroom finished to a contemporary standard.

Outside, the home enjoys a fully enclosed rear garden-ideal for outdoor dining, gardening, or simply unwinding. A rear gate provides easy access to two allocated parking spaces, offering everyday convenience without compromising the garden's privacy.

Situated within Houghton Conquest, residents benefit from a welcoming village atmosphere, local amenities, countryside walks, and easy access to nearby towns and transport links.

## Entrance

Radiator, doubled glazed door to front, leading to WC, kitchen, living room and stairs rising to first floor.

## Cloak Room

Radiator, wash hand basin, toilet and double-glazed opaque window to front aspect.

## Living Room

12' 8" MAX x 15' MAX ( 3.86m MAX x 4.57m MAX )

Two radiators, under stair storage cupboard, double glazed windows and double-glazed doors to rear aspect and garden.

## Kitchen

7' 7" x 9' 4" MAX ( 2.31m x 2.84m MAX )

Wall to base fitted units, easy clean work surfaces, one and a half bowl stainless steel sink with drainer, gas hob, integrated oven, extractor fan, integrated white goods, Double glazed window to front aspect, boiler.

## First Floor

### Landing

Access from stairs to both bedrooms, family bathroom and storage cupboard.

### Bedroom 1

11' 1" x 12' MAX ( 3.38m x 3.66m MAX )

Radiator, double glazed window to front aspect access to en suite.

### En Suite

Shower unit, hand wash basin, low level wc, extractor fan, frosted double glazed window to front aspect.

### Bedroom 2

10' 2" x 7' 6" ( 3.10m x 2.29m )

Radiator, double glazed window to rear aspect.

### Bathroom

Radiator, toilet, wash hand basin, frosted double glazed window to rear aspect, bath with shower above, extractor fan.

## Outside

### Front Garden

Part paved and part gravel, space for potted plants.

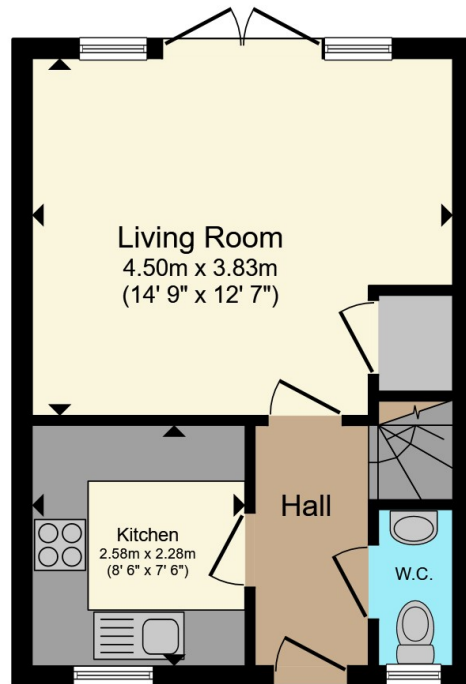
### Rear Garden

Enclosed rear garden with part patio and part laid to lawn. Gated access to the rear of the garden with a pathway that leads directly to the two allocated parking spaces.

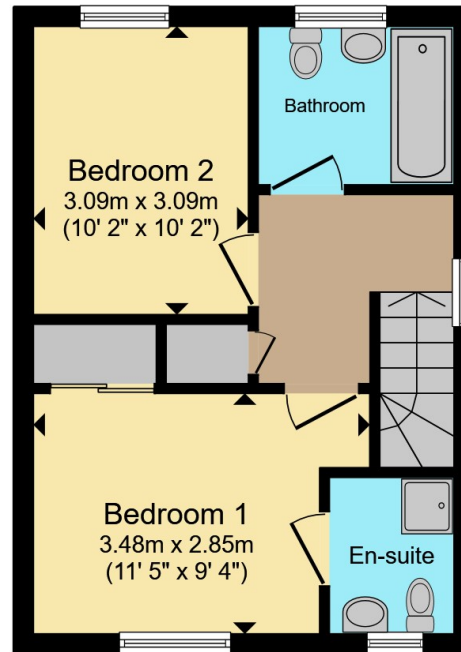








**Ground Floor**



**First Floor**

Total floor area 58.6 m<sup>2</sup> (631 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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