



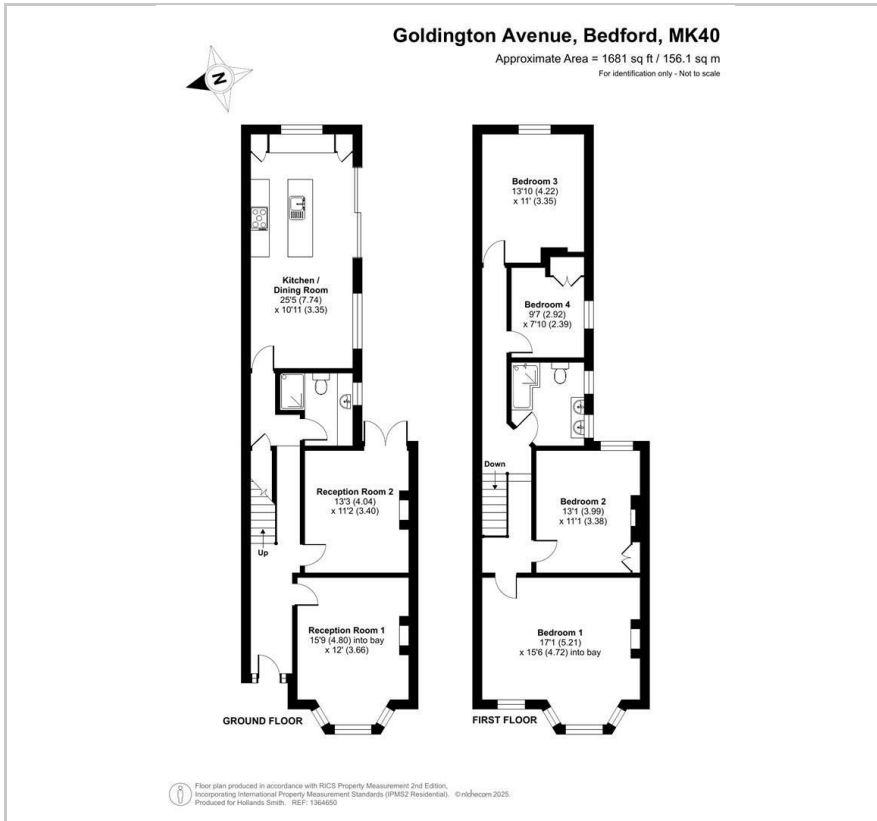
**53 Goldington Avenue**

, Bedford, MK40 3BZ

**£575,000**

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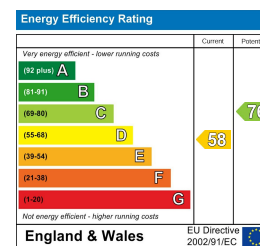
## Floor Plan



## 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.



Improved and very well-presented by the current owners, this semi-detached family home beautifully combines period features and décor with modern fittings in the kitchen and bathrooms. The accommodation provides separate self-contained sitting and dining rooms, three double bedrooms as well as a fourth single bedroom/study and a spacious first floor bathroom with a modern suite including a double wash hand basin. The large kitchen/breakfast room is a particular feature with sliding doors to the side, a picture window overlooking the garden and plenty of room for a dining table. The kitchen units provide ample storage including an island unit and there are Minerva worktops and underfloor heating. In addition, there is a useful ground floor shower room/utility room. The rest of the property is heated by gas to radiators and features of the period have been retained or reinstated including sash windows, fireplaces and stripped wood floors and doors. Outside, the walled rear garden has both lawn and brick patio areas and extends to around 40' in depth.

Goldington Avenue is conveniently located for a wide range of amenities with the 'Castle Quarter' just across the road with its choice of specialist shops, cafes and home improvement stores. There is a large convenience store/post office just around the corner and the property is equidistant between both Bedford and Russell parks. Bedford town centre is a short walk away and offers a wider selection of shops, bars and restaurants and, for the commuter, fast rail links into London St Pancras are available. EER: D



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.