



Bedford Road, Wootton, Bedford, Bedfordshire MK43 9JD

WALDENS ESTATE AGENTS



Bedford Road
Wootton
Bedford
Bedfordshire
MK43 9JD

£450,000

Waldens are delighted to receive instructions to sell this well presented 3 Bedroom extended bay fronted semi detached property. The property offers lounge, kitchen, cloakroom, dining room, 4 Piece bathroom suite. Lovely large conservatory that overlooks the rear garden which measures approximately 145ft in length. Also benefiting in the rear garden a self contained log cabin currently set up as a hairdressers salon.

- Well presented 3 Bedroom bay fronted semi-detached property
- Cloakroom
- Lounge
- Kitchen
- Dining room
- Large conservatory
- 4 Piece bathroom suite
- Front providing off road parking
- Rear garden 145ft x 33ft
- Potential to extend to the side and rear (STPP)

- Council Tax Band C
- Energy Efficiency Rating D



Village location with a host of amenities and good road links

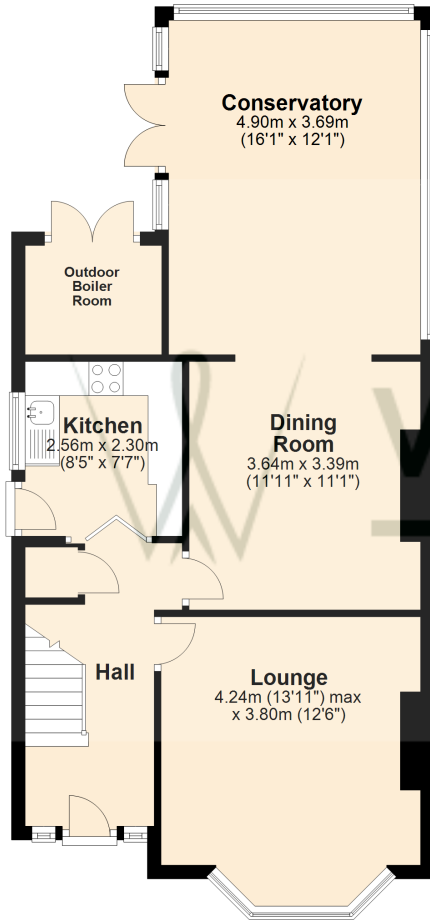


Entering the property into the entrance hall with stairs to the first floor, under stairs cupboard which is now the cloakroom. Doors leading to living areas. Lounge with fireplace, window to front aspect. Kitchen with a range of fitted units, built in oven and hob. Door to side aspect. Dining room with ample room to sit down and eat. Conservatory that leads from the dining room and provides a generous amount of room to entertain with French doors that lead out to the rear garden. On the first floor there are two double bedrooms and a single. Bathroom with bath, separate shower cubicle, W.C and wash hand basin. On the outside the rear garden has a large patio area which makes an excellent entertaining area. As previously mentioned the rear garden measures 145ft in length by 33ft wide approximately. The length measurement of the garden is taken from the back of the boiler cupboard by the conservatory. Within the rear garden is the self contained cabin with its own mains supply, aircon, power & light, cloakroom. Front garden providing off road parking.



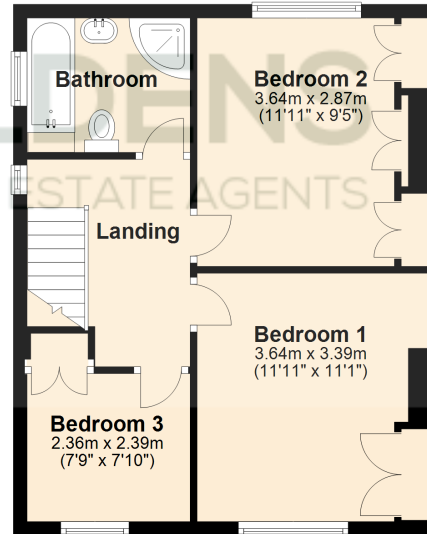
Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

This floor plan is for illustrative purposes only. The total size does not include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	82
England, Scotland & Wales		EU Directive 2002/91/EC	

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

