



Leyside, Bromham, Bedford MK43 8NF


WALDENS
ESTATE AGENTS

Leyside
Bromham
Bedford
MK43 8NF

GUIDE PRICE £385,000

Three/Four bedroom spacious detached property offered for sale with no chain, in this sought after village location of Bromham. Having undergone a garage conversion offering extra living accommodation. Kitchen / breakfast room, 4 Piece bathroom suite, off road parking.

- 3/4 Bedroom detached property
- Double glazed and gas central heating
- No chain
- Garage conversion providing bedroom 4 or Study
- Cloakroom
- Lounge /Diner/conservatory
- Kitchen breakfast room
- Four piece bathroom suite
- Front & Rear gardens
- Driveway providing off road parking

- Council Tax Band D
- Energy Efficiency Rating D



Sought after location

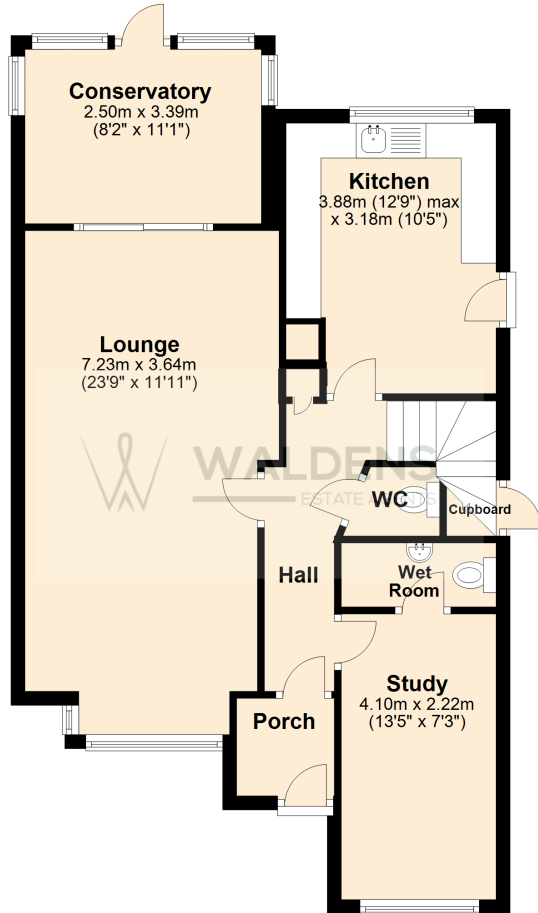


Entering the property into the entrance porch with further door leading you into the hallway. Stairs to first floor and doors to living areas. Bedroom 4/ Study which was formerly the garage has the benefit of a wet room. Cloakroom located off the hallway. Lounge/diner with window to front aspect, fireplace and surround, sliding patio door to conservatory which has doors leading to the rear garden. Kitchen breakfast room is fitted with a range of units and built in oven and hob, plumbing for washing machine, space for fridge, wall mounted boiler, door leading to side aspect. On the first floor there is access to the loft and fitted with a light and pull down ladder. Three bedrooms with the 3rd Bedroom having a door leading out on to the balcony. Bathroom is fitted with independent shower, bath, vanity wash hand basin, W.C, airing cupboard with hot water cylinder. Outside the rear garden which measures 32ft in width by 30ft in length and is two tiered with the lower part being laid to paving stones and two separate sets of steps leading to the lawned area which is enclosed by wooden fencing. Front garden partly laid to hard standing with the remainder of the frontage laid to lawn.



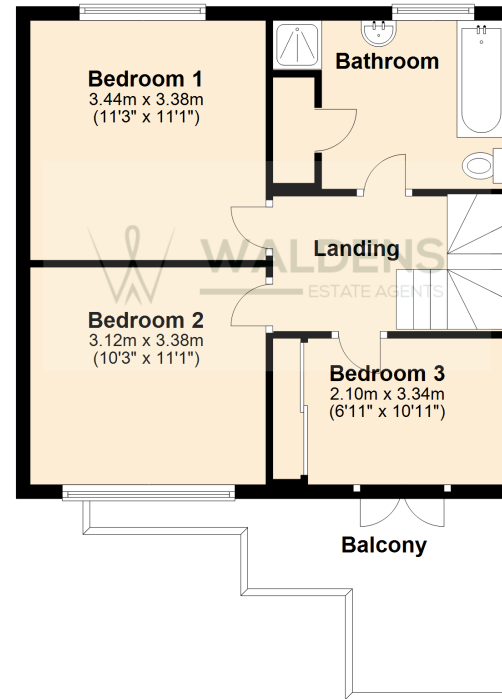
Ground Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 113.9 sq. metres (1225.5 sq. feet)

This floor plan is for illustrative purposes only. The total size does 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		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC