



Warwick Avenue, Bedford, Bedfordshire MK40 2EQ



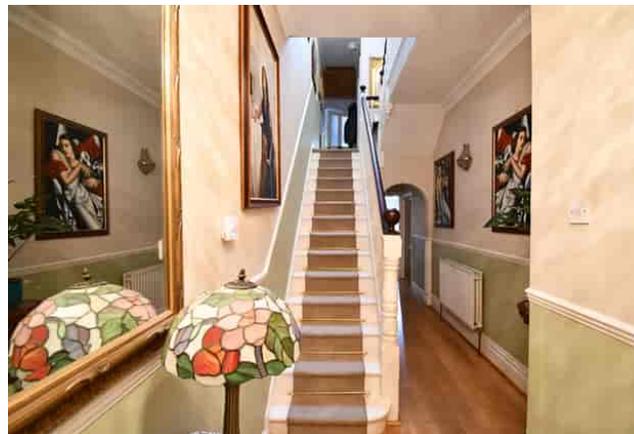
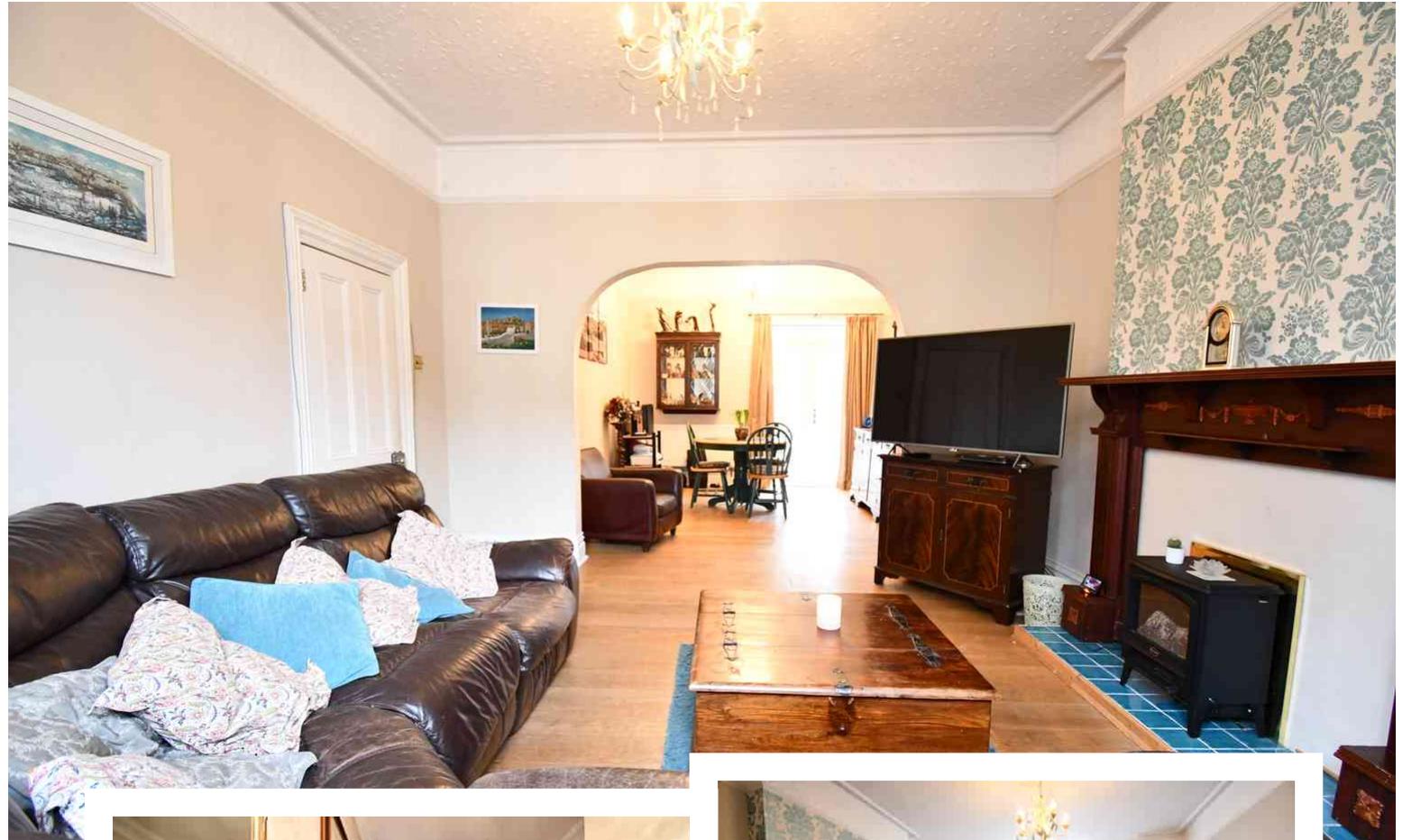
Warwick Avenue
Bedford
Bedfordshire
MK40 2EQ

£650,000

An impressive 6 bedroom detached property over three floors and offering nearly 2000 square feet of living space. Internal viewing is advised to appreciate the accommodation on offer. With the benefit of an outbuilding at the rear providing extra living space or could make the perfect working from home office. Off road parking.

- 6 Bedroom 3 Storey detached property
- Lounge /dining area
- Kitchen/Diner
- Utility room
- 1st Floor with 4 Bedrooms & Bathroom
- 2nd Floor with 2 Bedrooms
- Front providing off road parking
- Rear garden all laid to paving with separate decking area
- Outbuilding currently used as extra living space

- Council Tax Band F
- Energy Efficiency Rating E

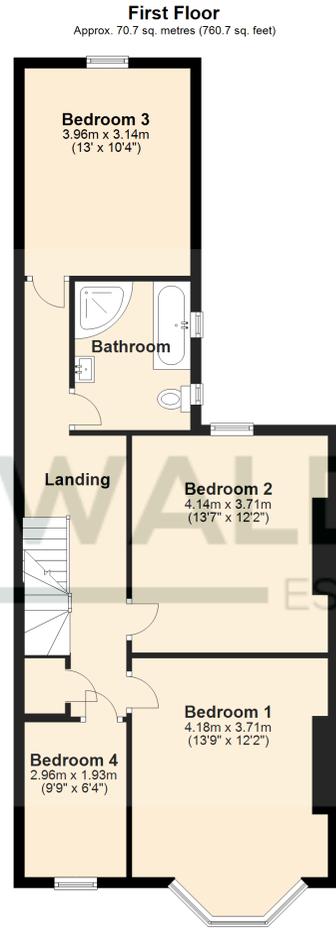
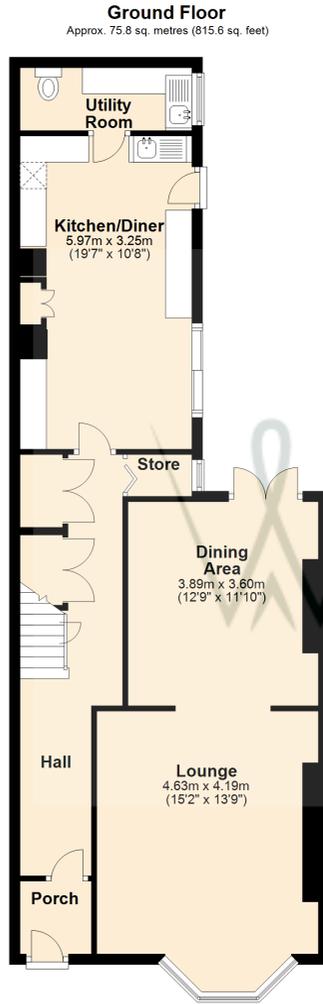


Warwick Avenue is an ideal commuter location, within a short walk to Bedford Main Train Station and road links A6/A428 within minutes.



Entering the property into the entrance hall with stairs leading to the upper floors and doors to living areas. Lounge is to the front with fireplace and a beautiful bay window which allows natural light to flood in. This good sized room leads into the dining area which has doors out to the rear garden. Kitchen fitted with a range of units and room for a large dining table and chairs. Sliding patio door and also single door gives access to the garden. The utility room leads off the kitchen and has a useful WC. On the first floor there are three double bedrooms and a single fourth bedroom. A modern stylish 4 Piece bathroom suite. The second floor has two further bedrooms with one having a walk in wardrobe. On the outside the front provides off road parking. Rear garden all laid to paving with a decking area, so makes an ideal entertaining space. The outbuilding to the rear of the garden which currently provides extra living space with a lounge area and bedroom but could make the ideal home office or games room.





Total area: approx. 181.9 sq. metres (1958.4 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 | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |