



59 Cardington Road, Bedford MK42 0BT

WALDENS ESTATE AGENTS



Guide Price £450,000

A beautifully presented three-bedroom bay-fronted semi-detached home, ideally situated within close proximity to Bedford's picturesque Embankment and Priory Country Park, and within easy walking distance of a variety of shops, restaurants, and highly regarded schools.

The property offers a welcoming lounge featuring a dual-fuel stove creating a cosy focal point. Folding doors lead through to a spacious dining area, complemented by a separate seating space with bi-fold doors opening out onto the south-facing rear garden—perfect for modern family living and entertaining.

The home also benefits from a contemporary, well-appointed kitchen and a well-maintained rear garden providing an excellent outdoor space.

Additional features include a large block paved driveway providing parking for multiple cars and a brick-built garage. The property further benefits from excellent potential for both rear and side extensions (subject to the usual planning permissions).

- Well presented 3 Bedroom bay fronted semi-detached property
- Entrance hall
- Lounge with dual fuel stove
- Modern kitchen
- Dining area with Bi-Fold doors to rear garden

- Council Tax Band D
- Energy Efficiency Rating D



Just 200 metres from Bedford's beautiful River Great Ouse, scenic river walks, and the picturesque Embankment, this property offers an enviable position close to one of the town's most attractive outdoor spaces.



Stepping inside, you are greeted by a bright and welcoming entrance hall, with stairs rising to the first floor and doors leading to the ground floor living spaces. The lounge provides a cosy and inviting atmosphere, centred around a charming dual fuel stove that creates a warm focal point. Double doors open into the spacious dining area, which comfortably accommodates a dining table and chairs, with additional room for a sofa if desired. This versatile space enjoys views over the rear garden and features bi fold doors—ideal for opening up during the warmer months to enjoy seamless indoor outdoor living.

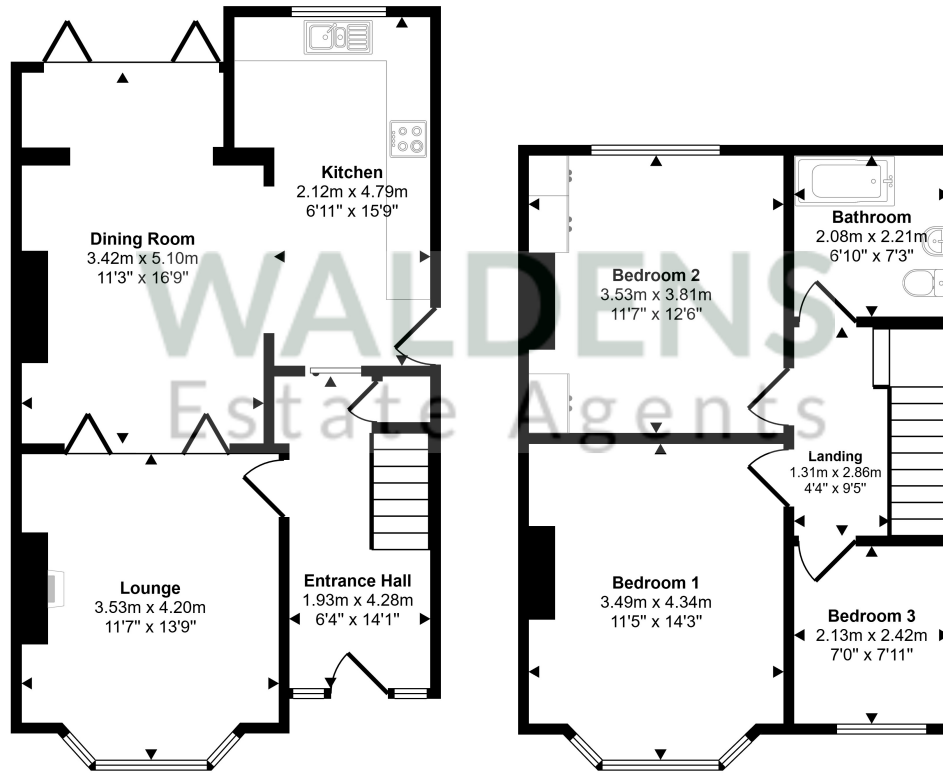
The kitchen is fitted with a range of wall and base units and includes a built in oven and hob, with space for a fridge freezer and washing machine. A side door provides convenient access to the exterior of the property.

Upstairs, the first floor offers three well proportioned bedrooms and a modern three piece family bathroom.

Externally, the south facing rear garden features a generous paved patio area, perfect for outdoor dining, with the remainder laid to lawn and fully enclosed by wooden fencing to create a private and secure space. To the front, the garden is fully paved and includes double gates leading to the side of the property, which in turn provides access to the garage.



Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 53 sq m / 566 sq ft

First Floor
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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.

