



Anlyn, Hall End Road, Wootton, Bedford, Bedfordshire MK43 9HP

WALDENS ESTATE AGENTS





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Wootton
Bedford
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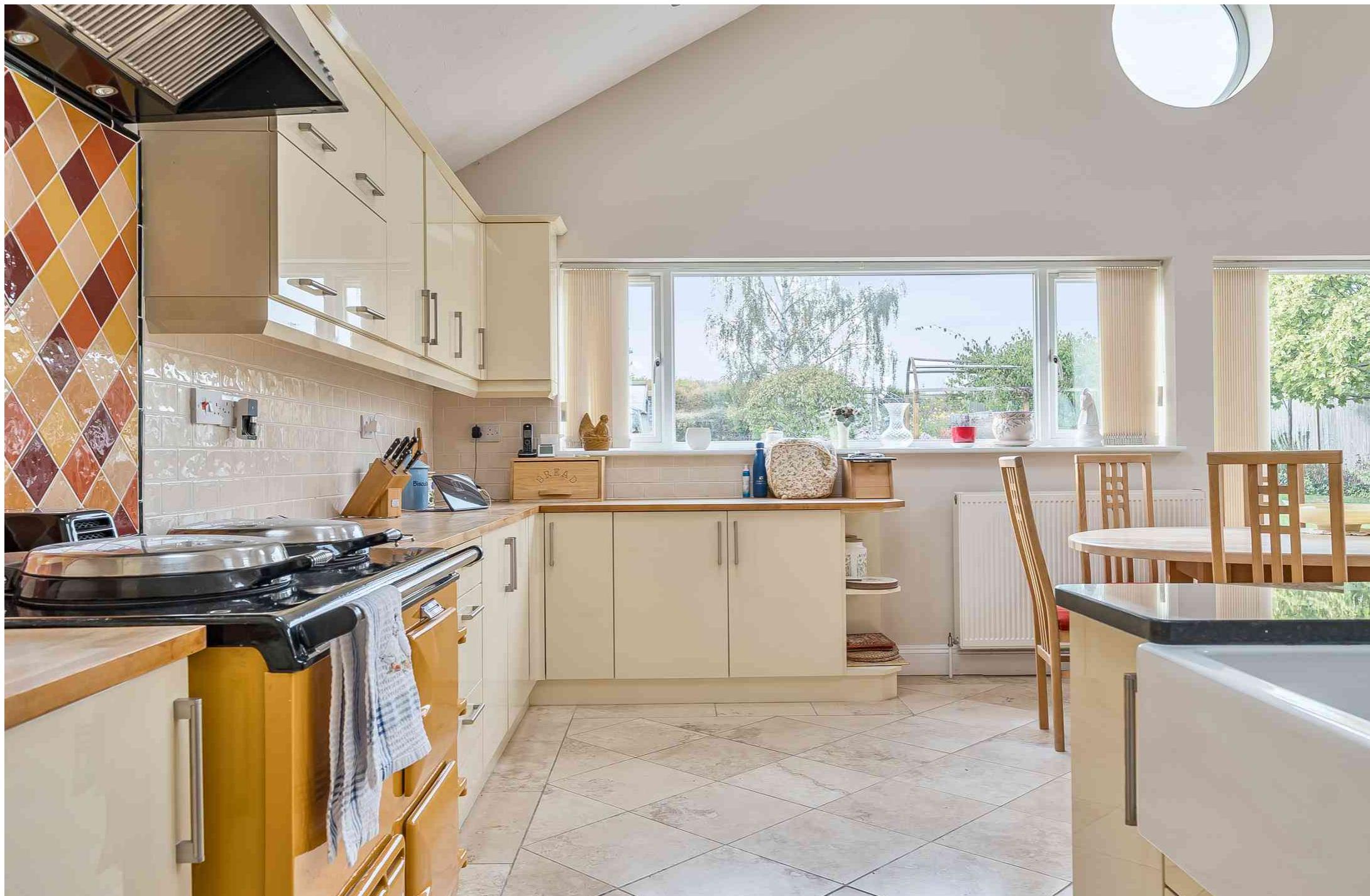
Offers Over £625,000

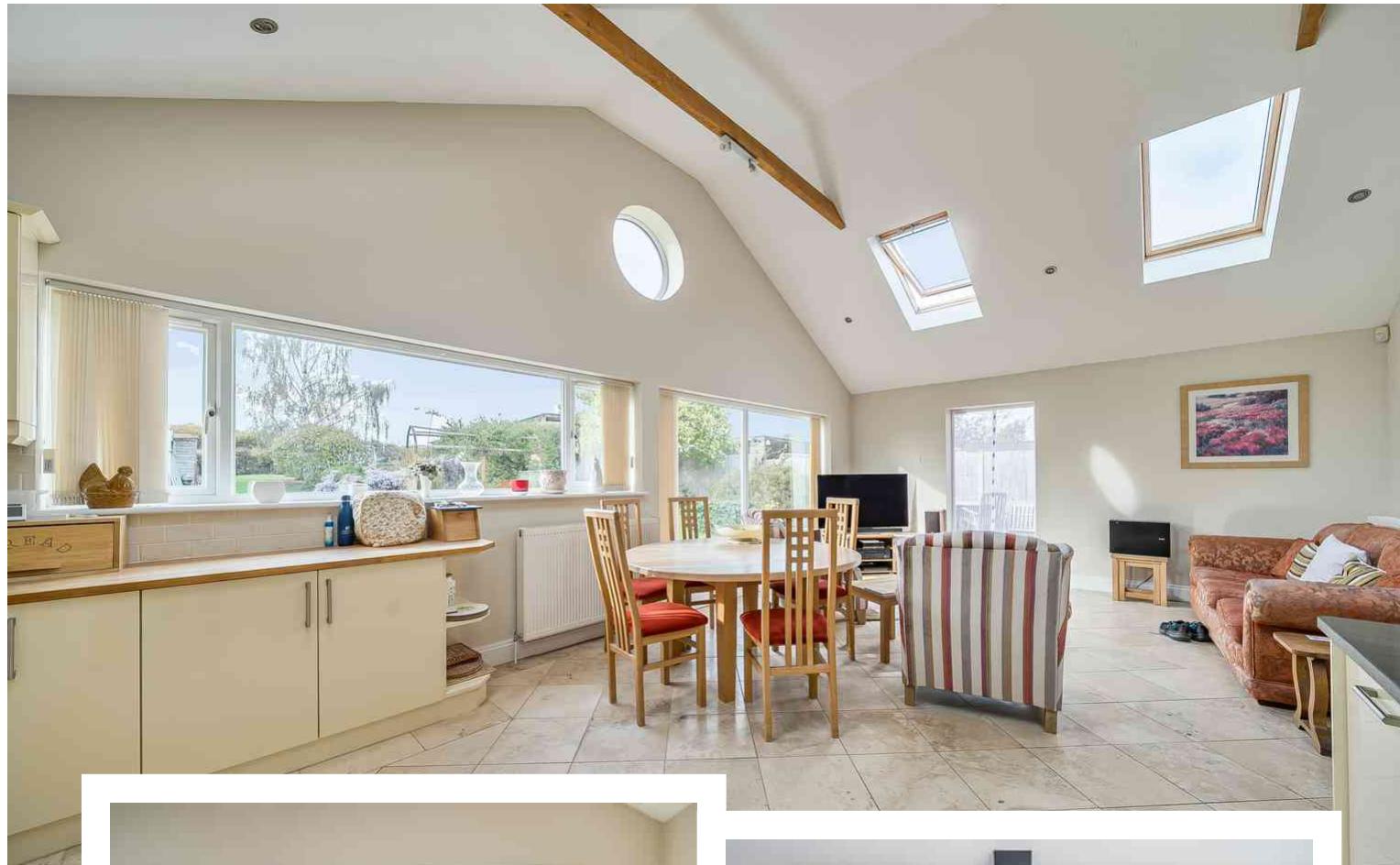
Located on the sought-after Hall End Road, this thoughtfully extended detached bungalow sitting on 0.2 acre plot offers over 1,800 sq ft of versatile and beautifully appointed accommodation. This spacious home features a luxurious bedroom suite complete with en-suite bathroom and direct access to the garden. The heart of the home is a stunning open-plan kitchen, family, and dining room, designed to maximize light and space while offering uninterrupted views of the private rear garden.

- Fully Detached Three Bedroom Bungalow
- Versatile Accommodation
- Open Plan Kitchen/Family/Dining Room
- Utility Room
- Further Reception Room
- Separate Lounge
- Garage with Electric Up & Over Door
- Established & Maintained Rear Garden
- Extended Main Bedroom Suite
- Rain Sensor & Remote Control Velux

Windows

- Council Tax Band E
- Energy Efficiency Rating C

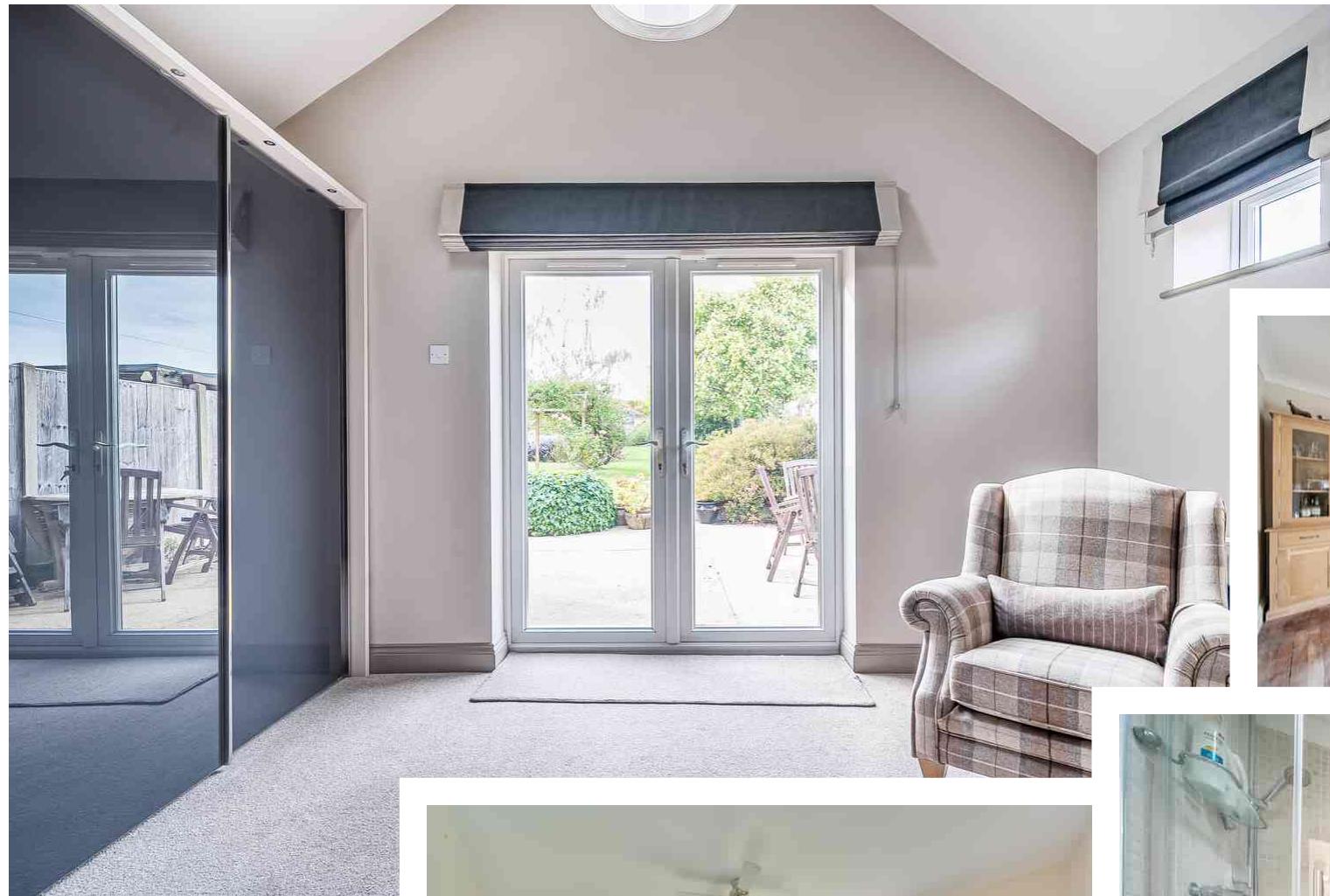




Entering the property, you are welcomed by a spacious hallway with doors leading to all main living areas. To the front, the lounge offers a versatile space, previously used as a bedroom, giving you the option of a fourth bedroom if required. The home features two further generous double bedrooms: one overlooking the front garden and another with a side-facing window. The main bedroom suite, located at the rear within the extension, is a true highlight. It boasts a stunning vaulted ceiling with mains powered Velux windows, double doors opening directly onto the garden, space for wardrobes and a stylish en-suite shower room complete with electric underfloor heating. From the hallway a door then opens into another reception room, which the seller currently uses as a home office but could be used as a playroom or hobby room. It features an archway leading into the open-plan kitchen, family, and dining room. This splendid room boasts large windows that provide an uninterrupted view of the rear garden. Velux windows which are battery powered and solar charged with a rain sensor further enhances the space. The kitchen is beautifully appointed with a freestanding island incorporating a sink and integrated dishwasher, while a classic Aga cooker completes the finish. This versatile space offers generous room for both dining and entertaining, with doors opening directly onto the garden. Just off the kitchen, there is a practical utility room equipped with plumbing and ample storage. It also provides convenient access to the garage and rear garden, making it an ideal space for use as a boot room. The garage features an electrically operated up-and-over door for easy access. The rear garden is well-established and generously sized, with a rich variety of mature trees, shrubs, and a lawned area. It is fully enclosed and offers side access. To the front of the property, a shingled driveway provides off-road parking for multiple vehicles.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.









Wootton offers a range of local amenities, including convenience stores, a post office, village hall, and pubs serving food, all contributing to a strong sense of community. Hall End Road is well-positioned for transport and commuting, with easy access to Bedford and surrounding towns. Major routes such as the A428, A421, and M1 are all within easy reach. Families will appreciate the local schools, with Wootton Upper School located directly on Hall End Road and Wootton Lower School also nearby.

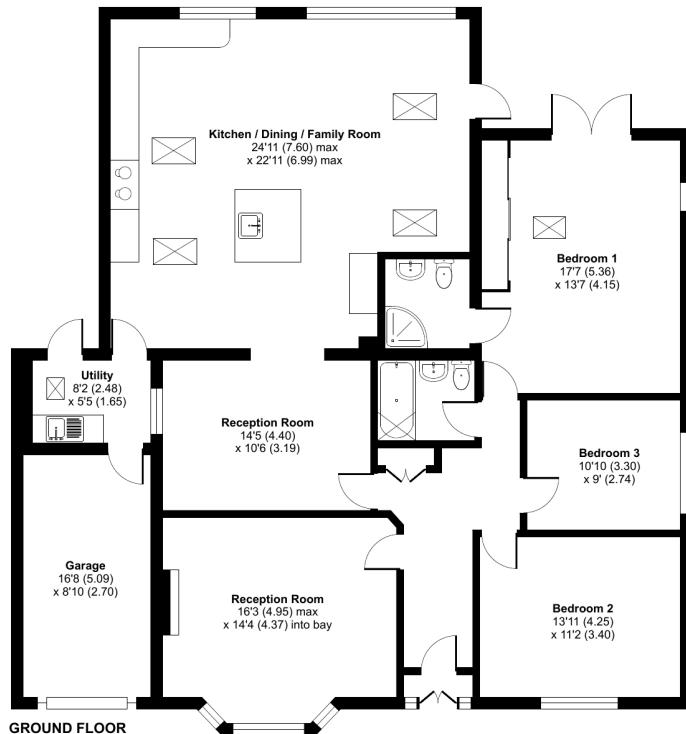


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Approximate Area = 1728 sq ft / 160.5 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1877 sq ft / 174.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C	75	
(55-68)	D		
(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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