



Sandhurst Road, Bedford MK42 9HX



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£278,000

Truly stunning three double bedroom home which has been improved by current seller. Full of rustic charm with open fires, bespoke kitchen with flagstone tiles. Beautiful re-fitted bathroom with roll top bath. Outside entertaining area and separate indoor area with power.

- Two Separate Reception Rooms
- Kitchen/Diner
- Three Double Bedrooms
- Beautiful Refitted Bathroom with roll top bath
- Separate Refitted WC
- Exposed Wooden Floorboards
- Gas Central Heating
- Permit Parking
- Upper Chain Complete

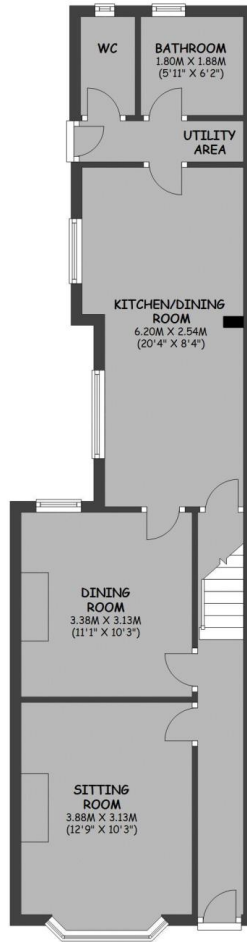
- Council Tax Band B
- Energy Efficiency Rating D



Waldens are delighted to offer for sale this three double bedroom home full of rustic charm. Two separate receptions rooms both with exposed floorboards and open fires. The kitchen/diner is of a good size with flagstone flooring and exposed brickwork gives this property warmth and charm. The bespoke kitchen comes with good amount of cupboards and stylish butler sink. The fantastic bathroom is off the inner hallway which is used as a utility area with washing machine and tumble dryer. The bathroom is white with rolled top standalone bath, low level WC and wash hand basin. There is another refitted WC and wash hand basin. Upstairs again all rooms have delightful exposed wooden floorboards all being double sized. Outside you have a wonderful sitting area with a rustic charmed outbuilding which is currently used as an entertaining area. Enclosed by brick boundary with gated access.



GROUND FLOOR
APPROX. 55.4 SQ. METRES (596.4 SQ. FEET)



FIRST FLOOR
APPROX. 38.8 SQ. METRES (417.9 SQ. FEET)



TOTAL AREA: APPROX. 94.2 SQ. METRES (1014.4 SQ. FEET)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such. Specifically no guarantee is given to the overall square footage, if shown, as this is provided as a guide only and is not to be used for any valuation purposes. Floor plan produced for Artistry Properties.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC