Floor Plans

GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.
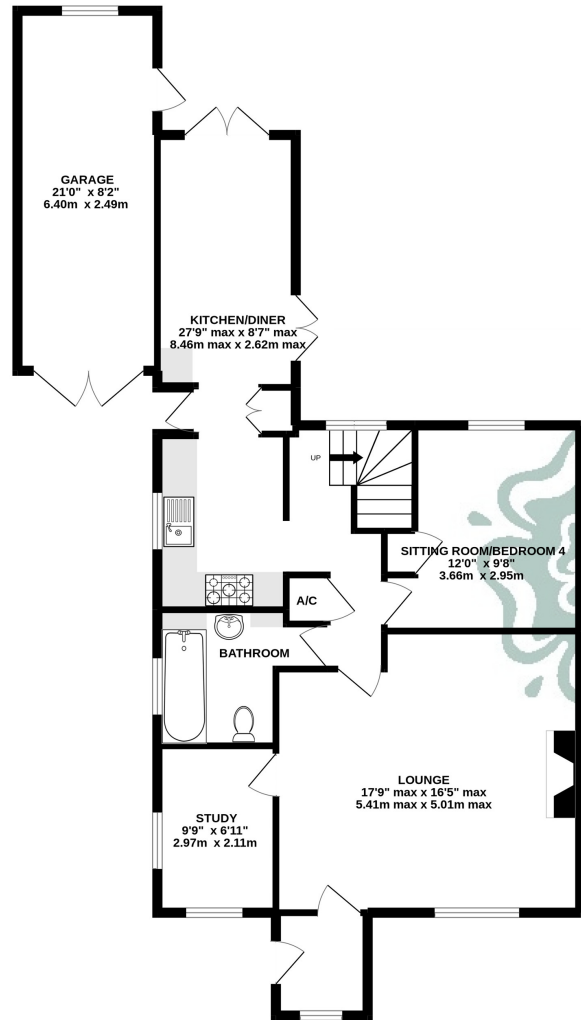
1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.

GARAGE
21'0" x 8'2"
6.40m x 2.49m

KITCHEN/DINER
27'9" max x 8'7" max
8.46m max x 2.62m max

SITTING ROOM/BEDROOM 4
12'0" x 9'8"
3.66m x 2.95m

A/C

BATHROOM

UP

LOUNGE
17'9" max x 16'5" max
5.41m max x 5.01m max

STUDY
9'9" x 6'11"
2.97m x 2.11m

BEDROOM 3
9'8" max x 8'10" max
2.94m max x 2.68m max

BEDROOM 2
11'0" max x 9'7" max
3.35m max x 2.92m max

DOWN

BATHROOM

BEDROOM 1
14'10" max x 9'5" max
4.52m max x 2.87m max
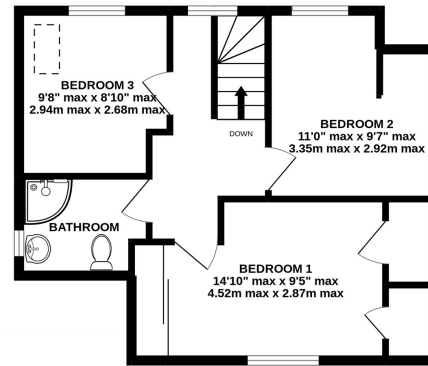
TOTAL FLOOR AREA : 1482 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

54, Bedford Road

Houghton Conquest, Bedfordshire,
MK45 3NE

£400,000

COUNTRY PROPERTIES
PART OF **HUNTERS**

A very spacious, future proof 3/4 bedroom chalet bungalow in the charming village of Houghton Conquest with the benefit of ample parking.

- Three bedrooms and a potential fourth bedroom plus a study.
- Open plan kitchen/diner.
- Great size rear garden with access through garage.
- Upstairs and downstairs bathroom.
- Large single garage and ample off-road parking.
- 17ft lounge with open feature fireplace.

Ground Floor

Entrance Hall

Composite entrance door to the front, lead-lined double glazed window to the front, radiator.

Lounge

17' 9" x 16' 5" (5.41m x 5.00m) Feature fireplace, lead-line double glazed window to the front, radiator.

Sitting Room/Bedroom Four

12' 0" x 9' 8" (3.66m x 2.95m) Storage cupboard, lead-line double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, radiator, lead-lined double glazed window to the side.

Study

9' 9" x 6' 11" (2.97m x 2.11m) Lead-line double glazed windows to the front and side, radiator.

Kitchen/Diner

Max. 27' 9" x 8' 7" (8.46m x 2.62m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, Rangemaster oven with gas hob and extractor fan over, additional integrated oven, space and plumbing for washing machine and dishwasher, two lead-lined French doors opening to the garden, door to side access, double glazed window to the side, radiator.

First Floor

Bedroom One

14' 10" x 9' 5" (4.52m x 2.87m) Fitted wardrobes, lead-lined double glazed window to the front, radiator.

Bedroom Two

11' 0" x 9' 7" (3.35m x 2.92m) Lead-lined double glazed window to the rear, radiator.

Bedroom Three

9' 8" x 8' 10" (2.95m x 2.69m) Lead-lined double glazed window to the rear, radiator.

Bathroom

A suite comprising of a shower cubicle, low level WC, wash hand basin, lead-lined double glazed window to the side, heated towel rail, access to loft.

Outside

Garden

Mainly laid to lawn with patio seating area and assorted trees and shrubs.

Garage

Wooden door, power and light.

Parking

Shingle driveway to provide ample off-road parking.

Directions

From Ampthill, take the B530 towards Bedford. Take the 2nd exit in to the village opposite Vision Blinds. Number 54 is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.