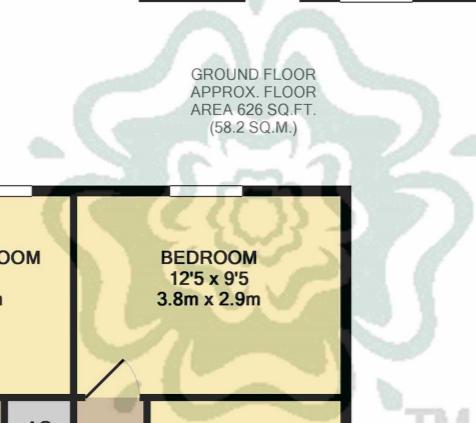
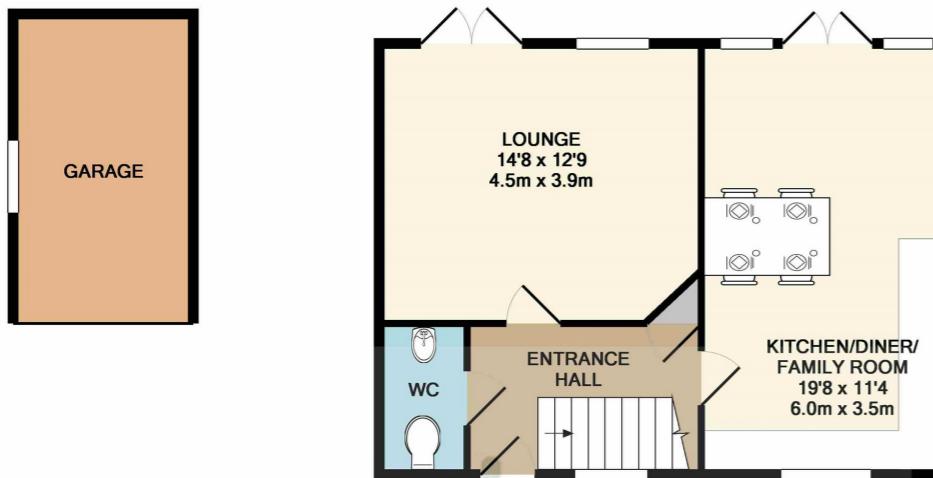


# Floor Plans



1ST FLOOR APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



## 34, Ridge View

Houghton Conquest, Bedford,  
MK45 3FF  
£350,000

# A beautifully presented home situated at the end of a modern close - just 8 years old. A three double bedroom property with ensuite to master bedroom.

- Smart modern kitchen/dining/family room
- Established south westerly facing rear garden
- Ecoden airsource electric heating system
- A modern property with some recent improvements
- Garage and off road parking
- Good school catchments and nearby commuter links

## Ground Floor

### Entrance Hall

Entrance door to front, engineered wood flooring, under stairs storage cupboard, coat cupboard, stairs rising to first floor accommodation, radiator, double glazed window to front.

### Cloakroom

Wash hand basin, low level WC, radiator, ceramic tiled flooring, tiled splashbacks.

### Lounge

14' 8" x 12' 9" (4.47m x 3.89m) Feature fireplace, French doors to garden, two radiators.

## First Floor

### Landing

Double glazed window to front, access to loft, radiator, airing cupboard housing hot water tank.

### Bedroom One

13' 5" max x 9' 5" (4.09m x 2.87m) Double built in wardrobes, radiator, two double glazed windows to front.



### Ensuite

Wash hand basin, low level WC, shower cubicle, tiling to splashbacks, radiator, extractor fan, ceramic tiled flooring.

### Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m) Double glazed window to rear, radiator.

### Bedroom Three

10' 0" x 9' 2" (3.05m x 2.79m) Double glazed window to front and side, radiator.

### Bathroom

A white site comprising panelled bath with shower over, wash hand basin, low level WC, tiling to splashbacks, double glazed window to front, radiator.

## Outside

### Garage

Up and over door, space to the rear, power and light.

### Parking

Off road parking in front of the garage.

### Rear Garden

South facing rear garden, mainly laid to lawn, flowerbed borders, laurel hedge rear boundary, paved patio area, side access.

### Directions

Upon entering the village via the B530 opposite Vision Blinds onto Bedford Road. Continue to the mini roundabout and turn right onto the High Street. Ridge View is past the shop on the opposite side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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.

