



Cause End Road, Wootton, Bedford, Bedfordshire MK43 9DF

WALDENS ESTATE AGENTS



Cause End Road
Wootton
Bedford
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MK43 9DF

Guide Price £350,000

Set in the delightful village of Wootton we are pleased to offer for sale this four bedroom extended semi-detached bungalow. Over the past 18 years the property has been improved by the current seller. Re-fitted kitchen / diner. Re-fitted shower room. Off road parking

- Four Bedroom Semi Detached Bungalow
- Re-fitted Kitchen
- Re-fitted Shower Room
- Lounge
- Bathroom which needs to fitted
- Good Sized Rear Garden
- Off Road Parking
- Property does need some finishing off
- Double Glazed & Gas Central Heating

- Council Tax Band C
- Energy Efficiency Rating D



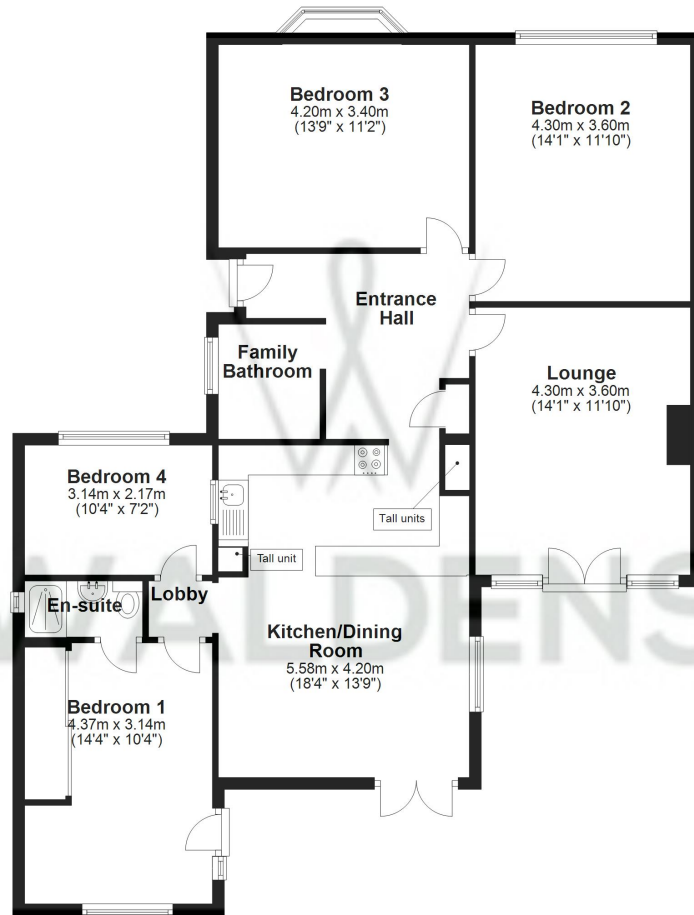
Situated in the popular village of Wootton with great access to Milton Keynes and Bedford with A421 /A428 close by. Wootton itself has a post office, pubs, schools including an upper school plus shops.



Entering the property into the hall you have access to the majority of the rooms. To the front of the bungalow you have two double bedrooms. The lounge is of a good size and overlooks the rear garden with French doors out. Currently the bathroom has been removed and now it will leave the new seller to install a bathroom of their choice. The kitchen/diner is an ideal entertainment area with a breakfast bar that defines the two areas. The kitchen itself has a good array of cupboards and work surfaces. Built in double oven and hob and extractor. Plumbing for washing machine. Double glazed window which allows natural light to flow in. The dining area has a wonderful view of the garden with French doors opening out onto it. From the dining area you enter a lobby area which gives access to the main bedroom with beautiful floor to ceiling wardrobes and en-suite shower room. A further bedroom faces the front of the property. The garden is approx 65ft rear length and laid to lawn. The front allows parking which is mainly laid to lawn.



Ground Floor



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)

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 responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(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.

