



Elstow Road, Bedford MK42 9NT



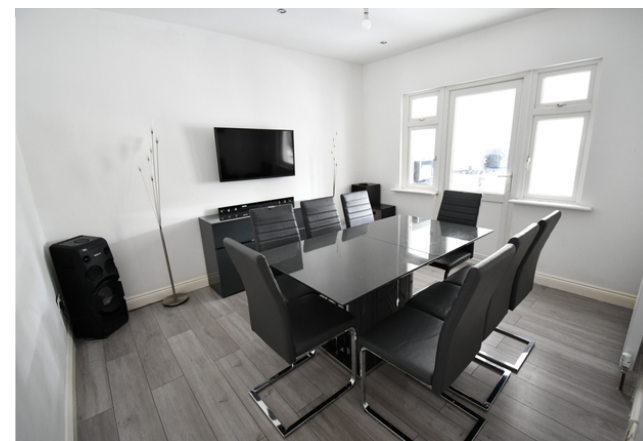
Elstow Road
Bedford
MK42 9NT

£400,000

Set over 3 floors is this expansive and extended 5 bedroom semi-detached home in Bedford, set only a short distance from Bedford town centre and with excellent travel links to the A6 and A421.

- Extended Semi Detached
- 5 Bedrooms, 2 With En Suites & Separate Bathroom
- Loft Conversion & Rear Extension
- Off Road Parking
- Lounge & Separate Dining Room
- Ground Floor WC
- Open Plan Kitchen With Centre Island
- Generous Enclosed Rear Garden With Side Access
- Double Glazed
- Gas Central Heating

- Council Tax Band C
- Energy Efficiency Rating D



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities & schooling.

Waldens are delighted to receive instruction to offer for sale this expansive, extended 5 bedroom semi detached property on Elstow Road, Bedford.



Initially entering the property the hallway has stairs rising to the first floor accommodation and doors leading to all ground floor rooms. Occupying the front of the ground floor, the formal lounge has a bay window to the front aspect. Adjacent is a separate dining room that further enhances the living space interconnecting through to the kitchen. The beautiful open-plan refitted kitchen situated at the rear has recently been added by our clients and offers a fantastic entertaining area. Ample base and eye level storage space flow throughout. The focal point is a center island with a fitted hob and breakfast bar area.

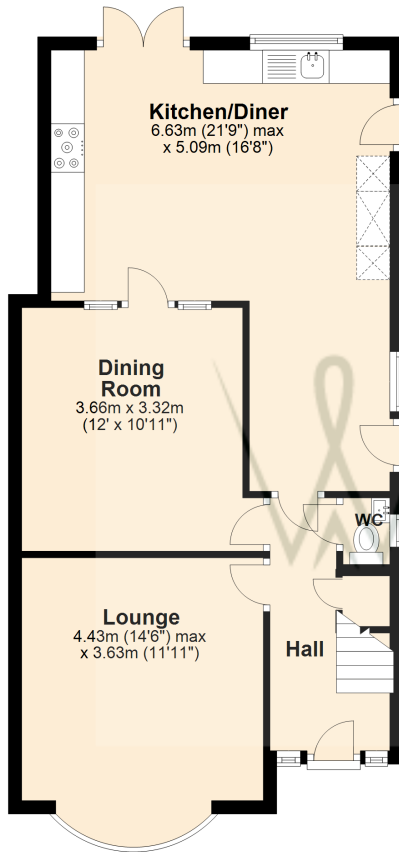
Ascending the stairs to discover the 1st floor you will find 3 bedrooms and a refitted 3 piece bathroom suite, occupying the top floor there is 2 further bedrooms both of which have en suite shower rooms.

Outside the frontage is laid to block paving and provides ample off road parking, Rear garden is of a good size with a delightful patio area to enjoy sunny evenings, steps leading to the lower part of the garden that is part lawned & part block paved.



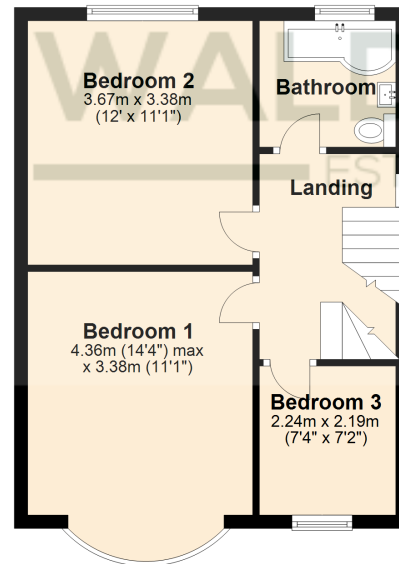
Ground Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



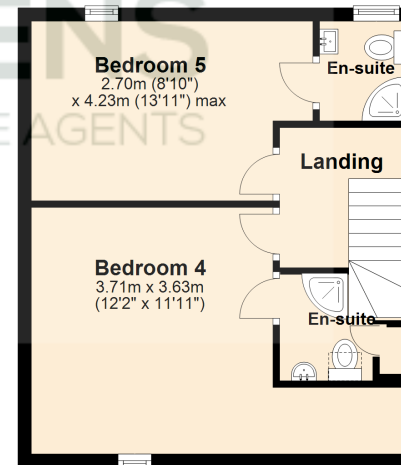
First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Second Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 137.8 sq. metres (1482.8 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(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.

