



Elmsdale Road, Wootton, Bedford MK43 9JZ

WALDENS ESTATE AGENTS



Elmsdale Road
Wootton
Bedford
MK43 9JZ

£415,000

Discover this charming 2 bedroom detached bungalow with a garage and driveway, nestled away from the main road on impeccably presented grounds.

- 2 Bedroom Detached Bungalow
- Open Plan Lounge/Dining Area
- Conservatory Room
- Shower Room
- Gas Central Heating
- Garage & Driveway
- No Onward Chain
- Beautifully Presented Gardens
- Secluded Plot

- Council Tax Band D
- Energy Efficiency Rating E



Elmsdale Road is in the pretty Bedfordshire village of Wootton, less than 6 miles from the county town of Bedford and within easy reach of Milton Keynes, The vibrant village has a wide range of activities, sports and clubs for all ages, and boasts a 14th century church, post office, pharmacy, two convenience stores, pubs, a health centre, a library and local schools. So if you're looking for a Bungalow within a traditional village environment your search ends here!

Offering a village lifestyle and set back from the main road in a secluded location is this 2 Bedroom detached bungalow on Elmsdale Road within Wootton.

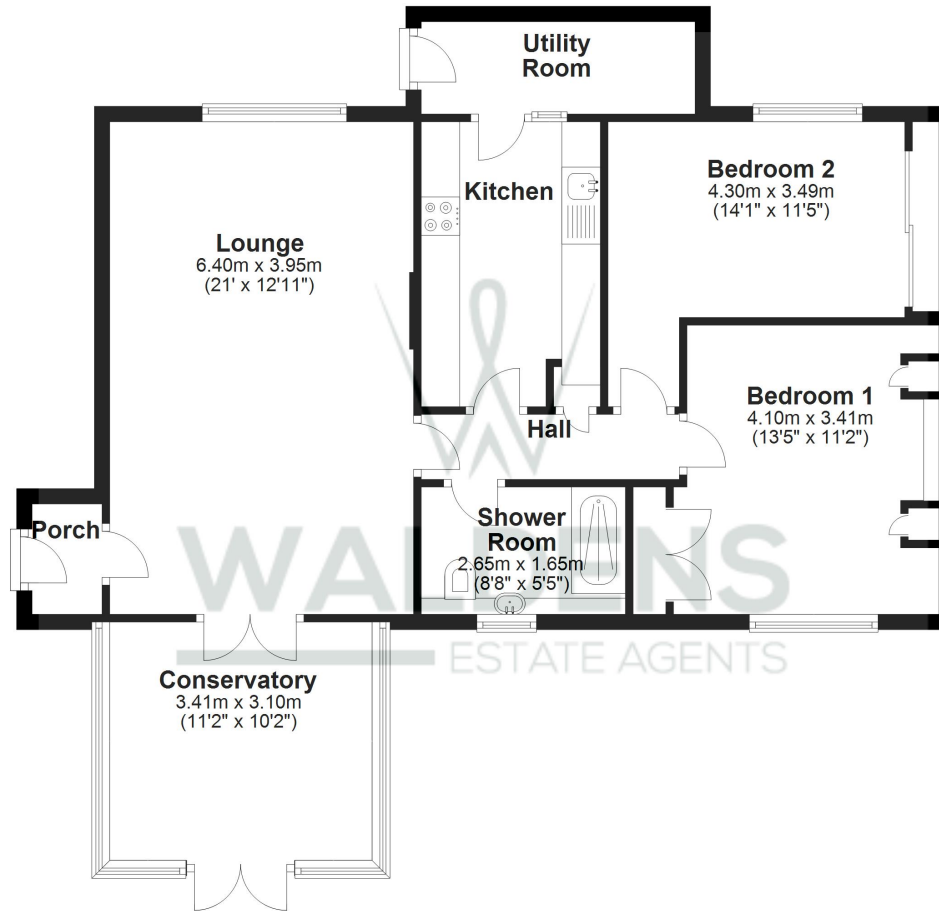



Internally the property comprises of an entrance hall, living/dining room with a window overlooking the front garden, Off the Lounge is a wonderful size conservatory that enjoys views across the rear garden. Fitted kitchen with a built in oven/hob, space for a washing machine and fridge/freezer and is well equipped with base and eye level storage units. From the kitchen at the front is a very convenient porch that leads to the front garden. There are also two double bedrooms both of which have fitted wardrobes. Fully tiled shower room with a double width shower, vanity unit with a fitted sink and concealed low level WC.

Outside; The property is accessed from a private pathway that runs down from the side of the garage leading to side of the bungalow and rear garden. The rear garden itself is lovely with lawn and planted borders. The front garden is impeccably presented, landscaped & has a good size area of lawn, mature shrubs and a wonderful patio making the most of the sun. Mature hedges border both sides of the garden offering seclusion & privacy.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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.

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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.

