



Cotton End Road, Wilstead, Bedford MK45 3DP

WALDENS ESTATE AGENTS





Cotton End Road  
Wilstead  
Bedford  
MK45 3DP

£350,000

Rarely available three double bedroom extended semi detached home. Located in the village of Wilstead. Gas Central Heating. Re-fitted Bathroom. Re-fitted cloakroom. Uninterrupted country views to rear and with no onward chain.

- Three Bedroom Semi Detached Home
- Gas Central Heating (Boiler replaced by current sellers )
- Extended to Ground Floor
- Uninterrupted Country View
- Re-Fitted Bathroom
- No Onward Chain
- Generous Enclosed Rear Garden

- Council Tax Band D
- Energy Efficiency Rating D





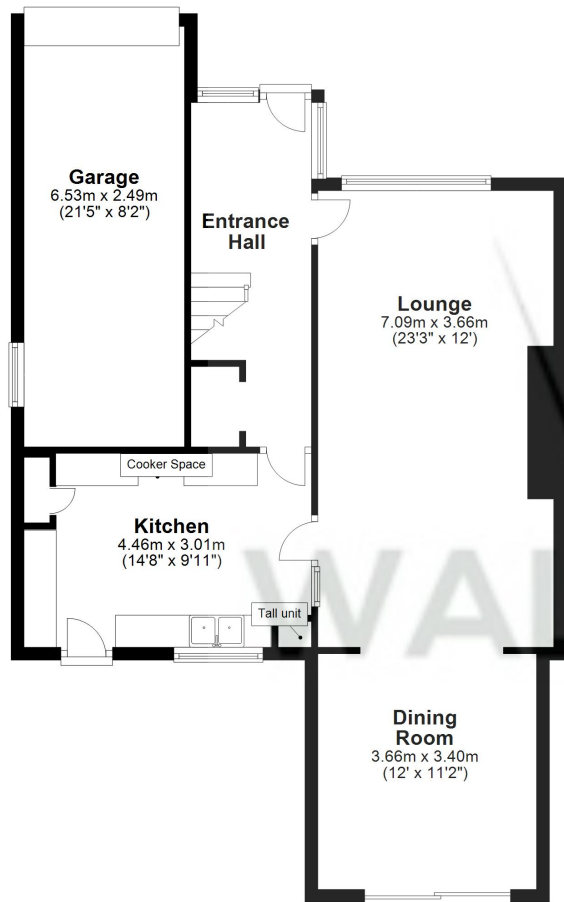
Wilstead is a popular village with local primary school, shops, post office and pub. Walking distance of Wixams Academy. Ideally located for access to A6 and A600. Bedford itself is a short drive which has a large selection of shops, restaurants and the station which gives easy access to London St Pancras in approx 35/45 minutes.



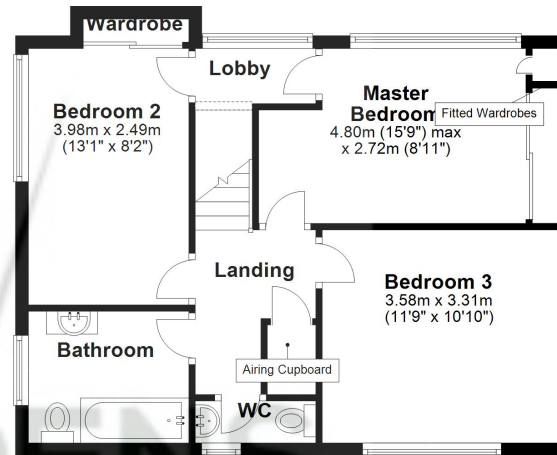
Entering the property into the hall you have stairs to first floor and doors to lounge and the kitchen. The lounge / diner has been extended , so the lounge area is 23ft approx. with a working fire. The dining area has sliding patio doors out into the garden. The kitchen can be accessed via the lounge or the hall. The kitchen has a large selection of cupboards and work surfaces. Plumbing for washing machine. Space for further appliances. Dishwasher. Window overlooks the garden and door allows access to the garden. Upstairs you have three double bedrooms and a re-fitted bathroom, with bath and shower over, low level WC and wash hand basin. Separate WC and wash hand basin. Outside you have a good sized rear garden which is mainly laid to lawn and enclosed. Greenhouse and shed. Access to the front is via a gate. The frontage allows off road parking and access to the garage which has up and over door and window. The garage is good sized with up and over door.



## Ground Floor



## First Floor



Total area: approx. 129.9 sq. metres (1397.7 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

