



Elstow Road, Bedford, Bedfordshire MK42 9NS



**WALDENS**  
ESTATE AGENTS



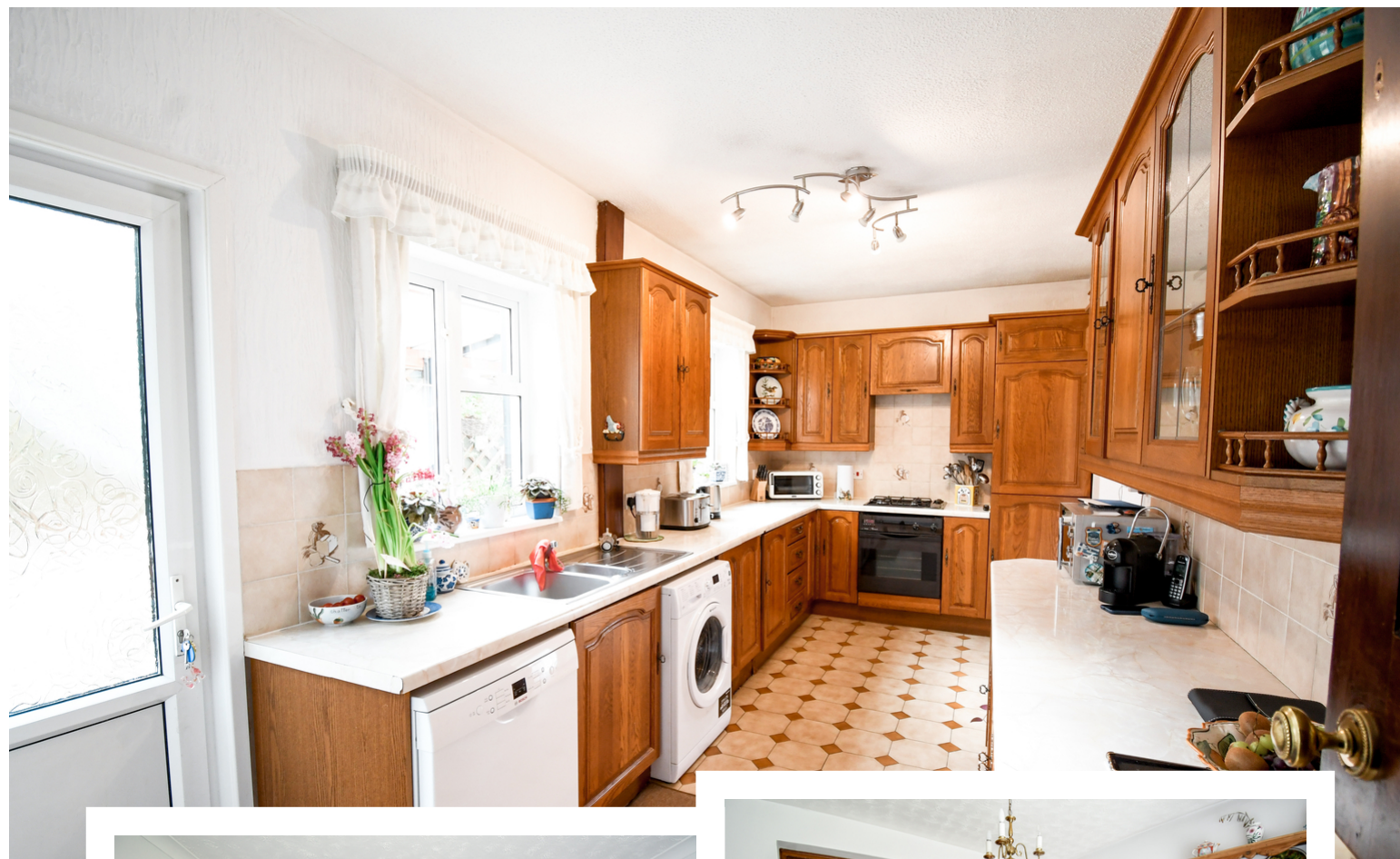
Elstow Road  
Bedford  
Bedfordshire  
MK42 9NS

£380,000

Full of character and filled with charm is this traditional & extended bay fronted 3 bedroom semi detached located on Elstow Road in Bedford \*\*Click The Virtual Tour To See The Buyers Guide\*\*

- Extended Mature 3 Bedroom Semi-Detached Property
- Open Plan Lounge/Dining Area
- Fully Fitted Kitchen
- Family Room
- Double Glazed
- Gas Central Heating
- Off Road Parking
- Enclosed Landscaped Rear Garden
- A421, A6 and M1 Are Within A Short

- Council Tax Band C
- Energy Efficiency Rating D





Elstow Road is located to the south side of Bedford allowing easy access to the A421 bypass connecting the A1 and M1, Milton Keynes and Luton. Bedford's mainline train station is also a short journey away for the commuter. There are local shops nearby, doctors surgery and schooling as well as a pub/restaurant in nearby Elstow Village.



For over 40 years this wonderful extended semi detached property has been a family home for our clients. They are now looking to downsize on their journey and selected Waldens to represent them in finding a new buyer to enjoy many happy years also. The property offer excellent accommodation set over 2 floors. Initially entering the property the entrance hall has stairs rising to the first floor accommodation, panelled doors to both the open lounge/dining area and the kitchen. Connecting these 2 areas is the family room that straddles the rear and overlooks the garden that can be accessed via the sliding patio doors. Upon the first floor there are 3 well proportioned bedrooms, bathroom that is fitted with a fitted white 4 piece suite to incorporate a bidet.

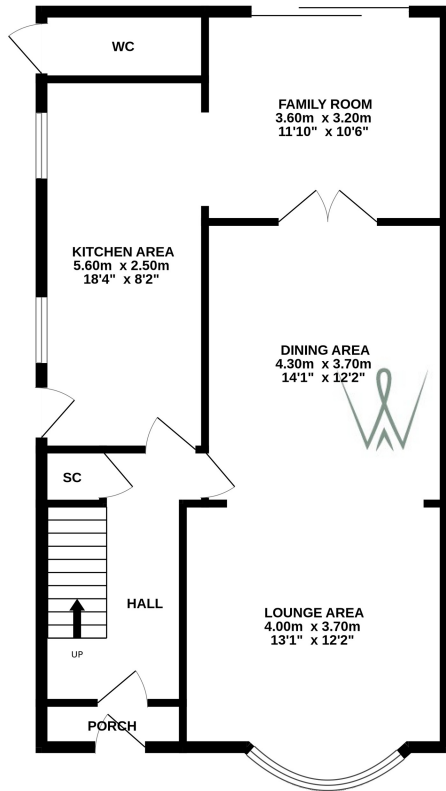
Outside the rear garden has a patio area with a pergola to enjoy those sunny evenings with some shade if required. Brick retaining wall with steps leading to the main lawn area, stocked with a fantastic array of flower and shrub borders and trees and being fully enclosed.

Front garden is laid to shingle for easy maintenance and proves off road parking, again well stocked with tree and shrub/flower borders.

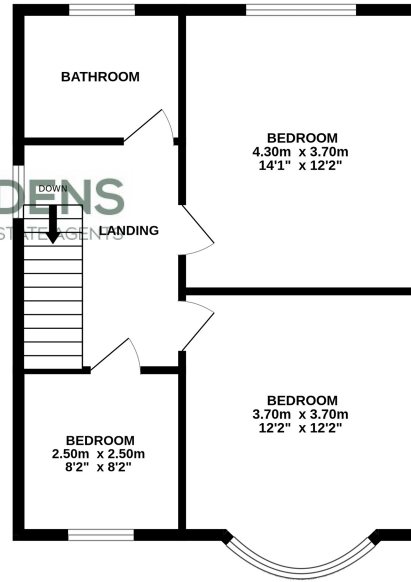
The property further benefits from a covered Varinder area that runs front to back on the left hand side of the dwelling and has secure gate access, to the rear of this area is the wooden shed that has been recently fitted.



GROUND FLOOR  
70.1 sq.m. (755 sq.ft.) approx.



1ST FLOOR  
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA: 120.4 sq.m. (1296 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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