

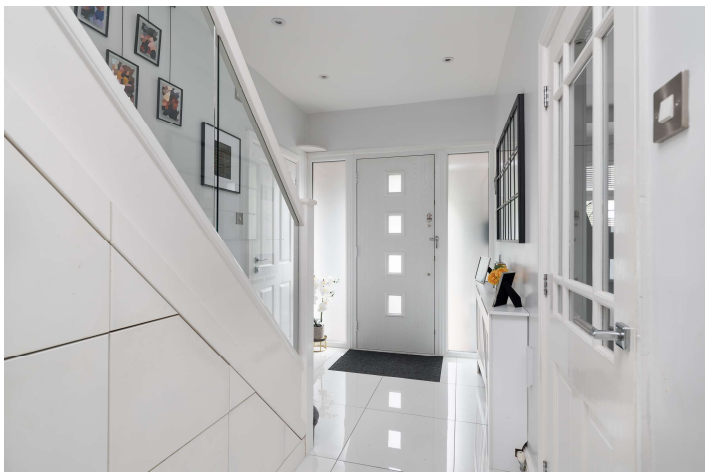
40 Kingsbrook Road

Bedford, Bedfordshire MK42 0BH



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Modern Family Living – With Music Studio – Every Facility Walkable

Extended and completely updated in the last few years, with 3 bedrooms (or even 4 if you'd like one downstairs), a south-facing garden for children to play in and a driveway for two to park in, many a family will love this 1930s Bedford home. With its soundproofed studio, it's particularly a dream for both budding and professional musicians. All this, and it's at the far end of a no through close shared by a friendly community within a short stroll of the town centre, great schools and the beautiful river.

It's little wonder that this is a sought-after spot in which to live. Away from the hustle and bustle of the county market town, but a lovely walk to it along Cardington Road, with its historic buildings, not least those belonging to the Girls' School, and then across the river. To think that one of the finest river embankments in the Country is on the doorstep of your new home – particularly lovely to wander (and jog) along before or after work, and great fun during the river festival.

Whether your work is from home or in London, you can leave the car in the drive – the railway station, with its fast trains to the Capital in under 40 minutes, is about a mile's walk across town.

In fact, every facility is a few minutes' walk away, from shops, pubs and restaurants to theatres, music venues and galleries, from surgery and hospital to spa, gyms and all manner of sporting facilities. Across the road that runs behind your garden are various home-related stores, Oasis swimming pool, cinema and supermarket.

Cauldwell and Bedford Academy catchment schools, both rated 'Good' by Ofsted, are within a short walk or cycle ride, as are the world-renowned Harpur Trust private schools and the outstanding Free School. Not to mention Bedford's beautiful parks. A more convenient place in which to live, for all ages, is difficult to imagine.



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AT A GLANCE

3 double bedrooms, or 4, if downstairs bedroom required

- 3 double bedrooms, each with fitted, sliding door wardrobes (including full-height mirrored door), two with remote-controlled ceiling fans
- Bathroom, with freestanding bath
- Playroom/Downstairs bedroom - in side extension adjoining kitchen
- Study – adjoining room above (scope for other uses)
- Downstairs Shower room
- Large Cloakroom, with built-in cupboard for shoes and coats, and plumbing for reinstating loo etc., if required
- Kitchen/Dining room, with undermounted bowl and drainer grooves, integrated dishwasher and washing machine, Rangemaster electric/gas range cooker and chimney hood, integrated fridge/freezer and separate built-under, integrated freezer – Bifold doors to garden and hot tub area
- Sitting room, with built-in remote-controlled electric fire, open, recessed shelving and recess for television
- **2 Garden, Soundproofed, Air-Conditioned Music Studios** – ideal for other uses, if required, such as Offices/Gym/Cinema etc
- Hall / Landing / Loft, with ladder, light and scope for conversion / Mains Gas central heating to radiators (designer, or with covers) / Double Glazing / Re-wired / Security system and Ring doorbell
- Garden, with shed / Driveway parking for two cars

FURTHER FACTS & FIGURES

- BT superfast fibre 2 broadband connectivity / Council tax band: D / EPC rating: E (before works)
- **Bedford Railway Station: 1.1 miles** – fast trains to London: 39 minutes
- Schools: Cauldwell: 900 metres / Bedford Academy: 1.5 miles / **Bedford Girls': 300 metres** / Bedford Boys: 1 mile / Bedford Free: 600 metres
- Walk to every facility – shops, pubs, pool, cinema etc



Standing with its attached neighbour at the end of the tree-lined, no through road, this extended 1930's house, with its canted bay windows, vertical tiles and arched porch, is passed only by those arriving at the fine, detached house on the other side, which was kept in the '30s by the builder of the close for himself and his family.

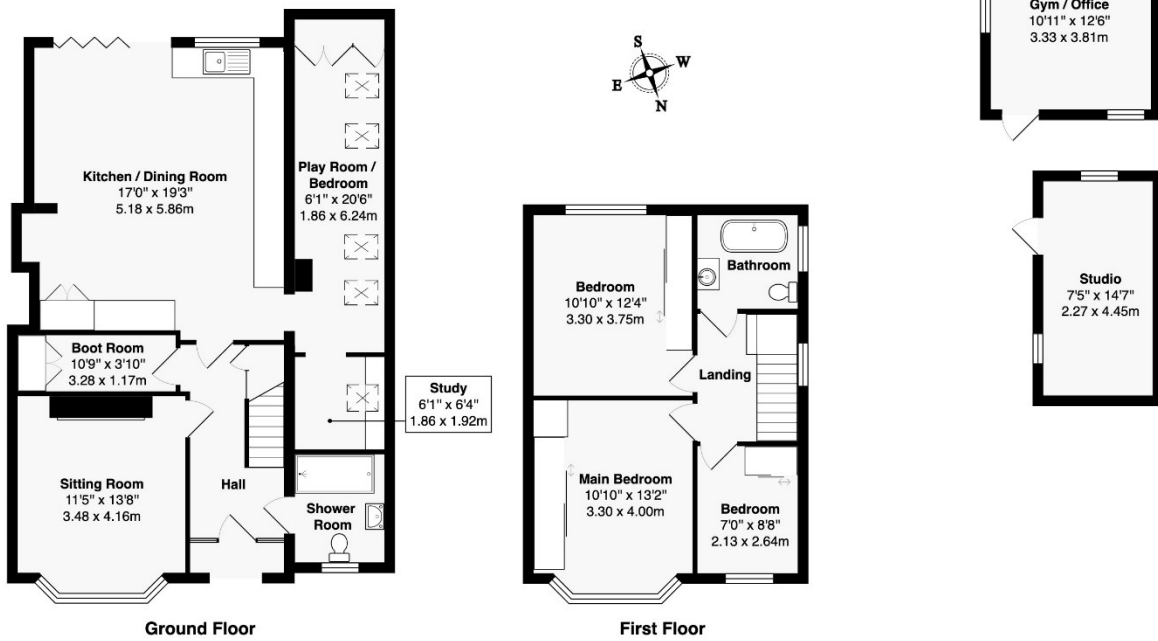
The builder constructed an attractive garage behind your new home, with clay-tiled roof to match the house, that has now been soundproofed, air conditioned, clad in beautiful cedar and currently used as a professional music studio. Moreover, it's been added to with another of similar size which, while they are both detached, you can see from one to the other.

Even if music is not your own passion or work, you can now provide the space for that percussion prodigy, or any child setting out on his screechy violin journey, without a care in the world for your own or your neighbours' ears. Or you can simply use the units as the perfect home gym, office, or cinema perhaps. This is not the only versatile part of the home.

As soon as you step into the hall, with its huge, white porcelain floor tiles, it's clear that you have oodles of space, height and light. But there're plenty of surprises, too. A stylish shower room downstairs adds to the bathroom upstairs, with its beautiful freestanding bath. The lovely bedrooms, each with substantial, sliding door wardrobes, are supplemented by a room downstairs, currently used as a playroom, that can double up as a bedroom, with adjoining study that could also have other uses.

Yes, you have a peaceful sitting room, where you can flick on the fire at the touch of a button, but there's no doubt about the hub of the home. The porcelain floor continues into the vaulted-ceilinged kitchen, a huge, bright, family space, where you can cook, eat, entertain and, unless you too have a gorgeous grand piano, where you still have space for sofa and coffee table. And it extends through bifold doors to the south-facing garden terrace, with decking beyond the lawn and space for hot tub in between. Musician or not, you'll love it here.



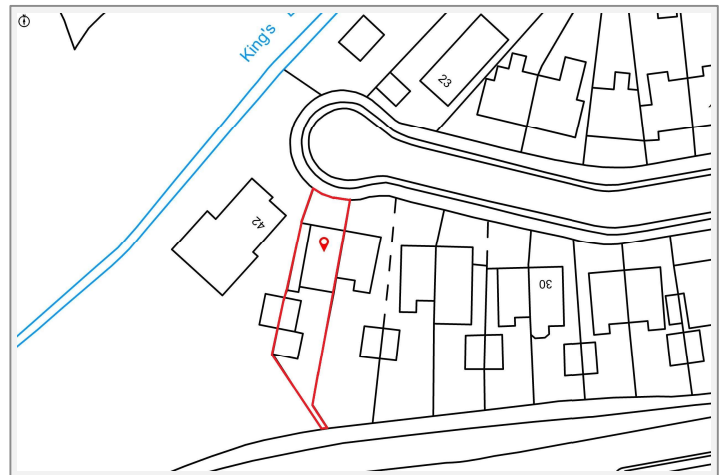
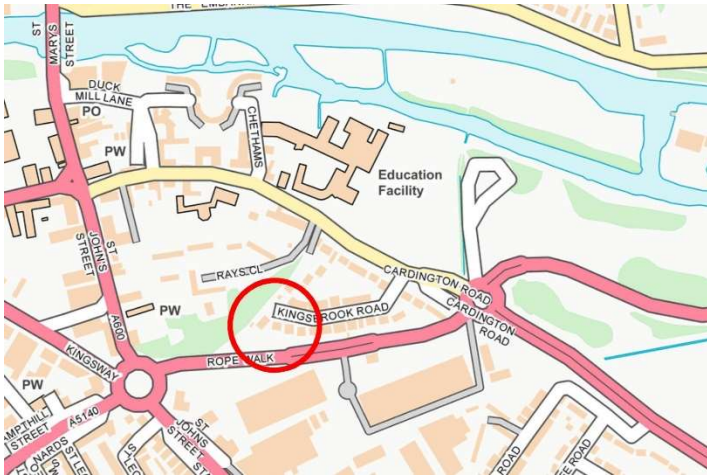


Area of Main House: 1337 ft² ... 124.2 m²
Area of Studio / Gym / Office: 246 ft² ... 22.8 m²
Total Area: 1583 ft² ... 147.2 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.



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To discuss this unique home or one you wish to sell, please contact us.

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