



Elstow Road, Bedford MK42 9NT



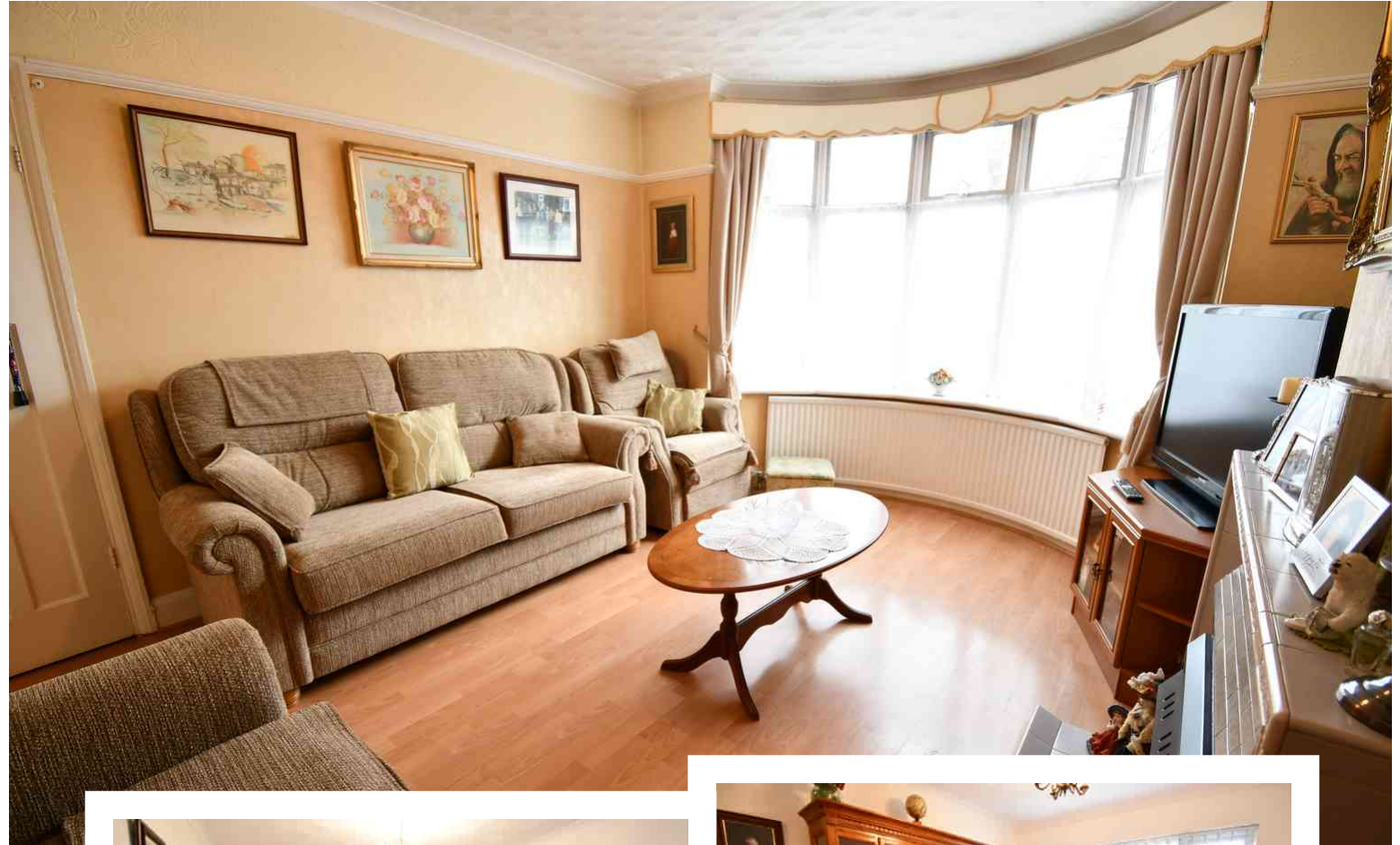
Elstow Road
Bedford
MK42 9NT

£325,000

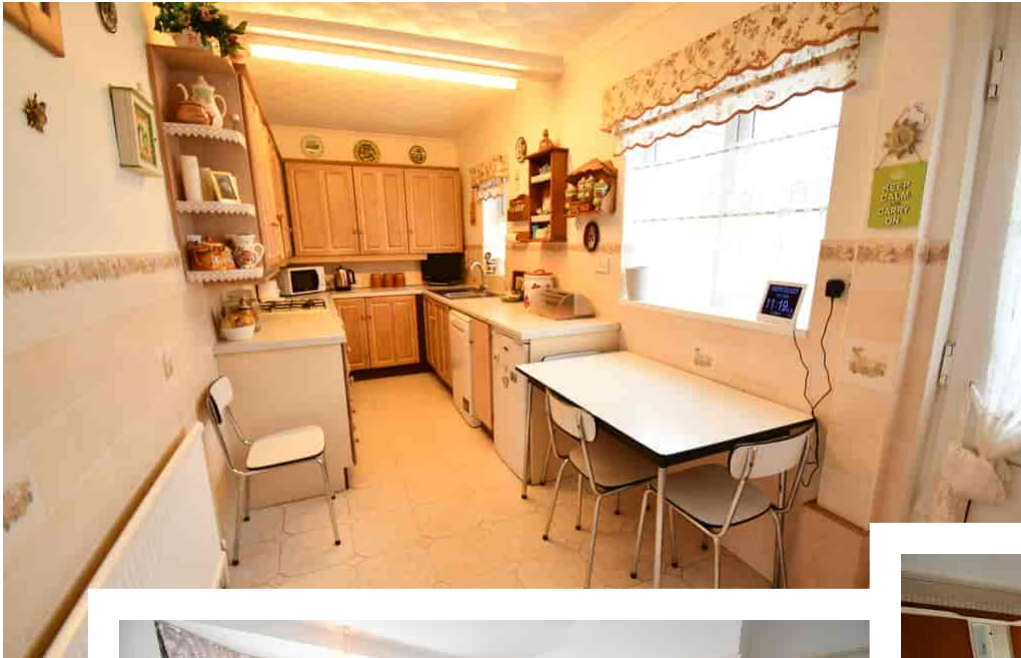
An extended three bedroom home which has been cared for by the seller and improved by the adding of a downstairs wet room & WC. Rear extension which now provides an additional reception area and a large kitchen/breakfast room. Three proportional bedrooms, off road parking for numerous vehicles and a garage. Good sized established rear garden with large patio area.

- Extended Mature Three Bedroom Semi-Detached Property
- Separate Reception Rooms
- Gas Central Heating
- Off Road Parking
- Established & Maintained Rear Garden
- No Onward Chain
- Downstairs Wet Room With WC & Shower
- Kitchen/Breakfast Room
- Utility Area
- Four Piece Bathroom Suite
- Garage & Driveway

- Council Tax Band C
- Energy Efficiency Rating D

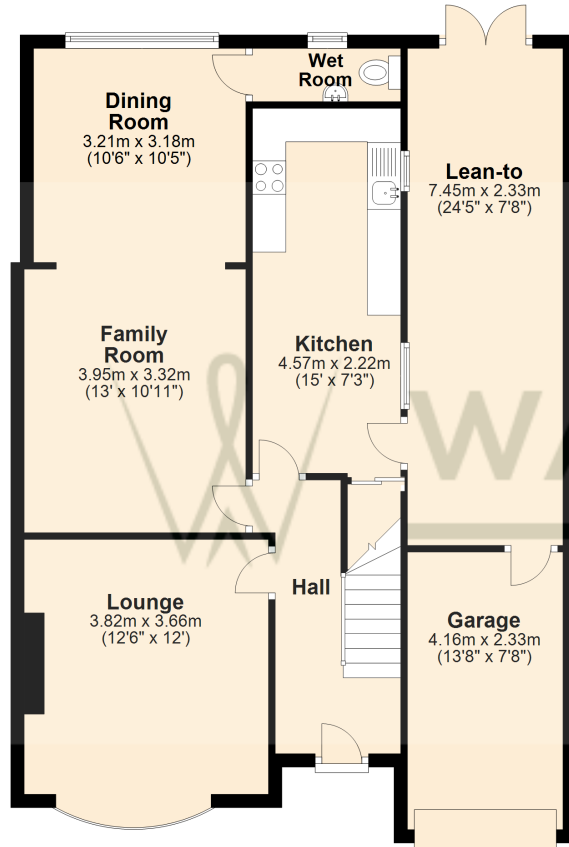


Situated on Elstow Road and set back from the road we are delighted to have for sale this extended three bedroom traditional home. Double gates lead onto the sizeable driveway and to the entrance door. The hallway is bright and airy and gives access to all the reception rooms and the stairs to the first floor. The lounge is to the front of the property with bay window looking out onto the driveway. The second reception room has been extended and now offers a large through room which is currently used as a family room / dining room. There is a large window which overlooks the rear garden. The fully tiled wet room is off the dining area, which has heated towel rail, low level wc, wash hand basin and shower. The kitchen/breakfast is extended with a good selection of units. From the kitchen it leads out to a covered area, which has the plumbing for a washing machine and further storage. Double doors give access into the rear garden, whilst a single doors leads you into the garage. Upstairs you have three bedrooms and a four piece family bathroom suite. Outside the rear garden is enclosed with established trees and shrubs and mainly laid to lawn. There is a large patio area which is ideal for entertaining. The frontage has space for numerous vehicles and access to the up and over door into the garage. Secured by brick boundary and double gates.



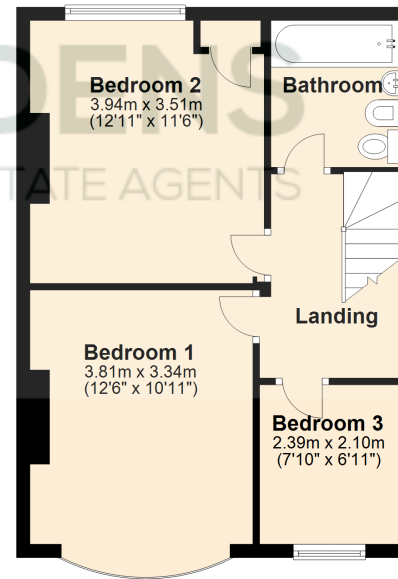
Ground Floor

Approx. 89.8 sq. metres (966.1 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 133.5 sq. metres (1436.9 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC