



23 Uplands

, Bedford, MK41 8EG

£425,000



3



2



2

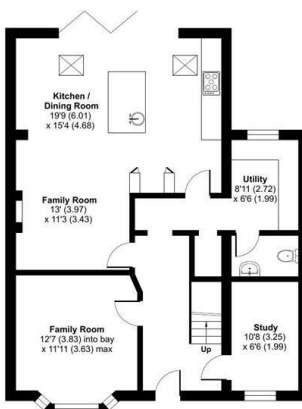


C

Uplands, Bedford, MK41

Approximate Area = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Ground Floor

Kitchen / Dining Room
19'9 (6.01)
x 15'4 (4.68)

Family Room
13 (3.97)
x 11'3 (3.43)

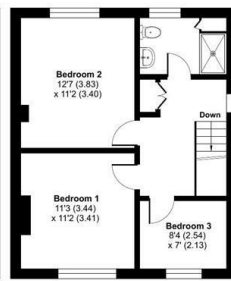
Family Room
12'7 (3.83) into bay
x 11'1 (5.63) max

Utility
8'11 (2.72)
x 6'6 (1.99)

Study
10'6 (3.25)
x 6'6 (1.99)

Up

FIRST FLOOR



Bedroom 2
12'7 (3.83)
x 11'2 (3.40)

Bedroom 1
11'3 (3.44)
x 11'2 (3.41)

Bedroom 3
8'4 (2.54)
x 7' (2.13)

Down

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2026. Produced for Hollands Smith. REF: 1523340

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-95) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>		EU Directive 2012/61/EU	

Please contact our Bedford Office
on 01234 216612 if you wish to arrange a viewing appointment
for this property or require further information.

- Established and Extended Semi Detached Home
- Self Contained Sitting Room
- Further Reception Room Ideal as Study or Snug
- Refitted First Floor Shower Room
- Off Road Parking
- Well Presented Throughout
- Large Kitchen/Family Room to Rear
- Three Bedrooms
- Ground Floor WC & Utility Room
- No Chain



Situated in a no-through road and available with no upward chain, this traditional semi-detached home has been the subject of considerable improvement by the present owner and now features spacious and adaptable accommodation, particularly on the ground floor. The front sitting room is self contained and has a bay window to the front and there is a second, self contained, reception room ideal as a study, snug or play room. The open plan kitchen/dining/living room to the rear is a particular feature and is flooded with natural light from the bi-fold doors and Velux windows. The kitchen is well-appointed with plenty of storage and workspace and there are the useful additions of a utility room and ground floor WC. Arranged largely as constructed, the first floor provides three bedrooms with a refitted shower room including a large walk-in shower. Heating is by gas to radiators and all of the windows are uPVC double glazed. The property also benefits from recent gas and electrical certificates (as of September 2026). Outside, there is off road parking for two cars on the block paved driveway and, to the rear, an established garden, perfect for children or outdoor dining.

Putnoe is a popular suburb just to the north of Bedford town centre and is well positioned for a range of amenities. Well-regarded schools for all ages are close by, there are two parades of shops within walking distance which include a pharmacy, butcher, cafes and convenience stores as well as Putnoe Medical walk-in centre. Putnoe Park is just around the corner and there is a regular bus service into the town. EER: C



Tel: 01234 216612

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.