



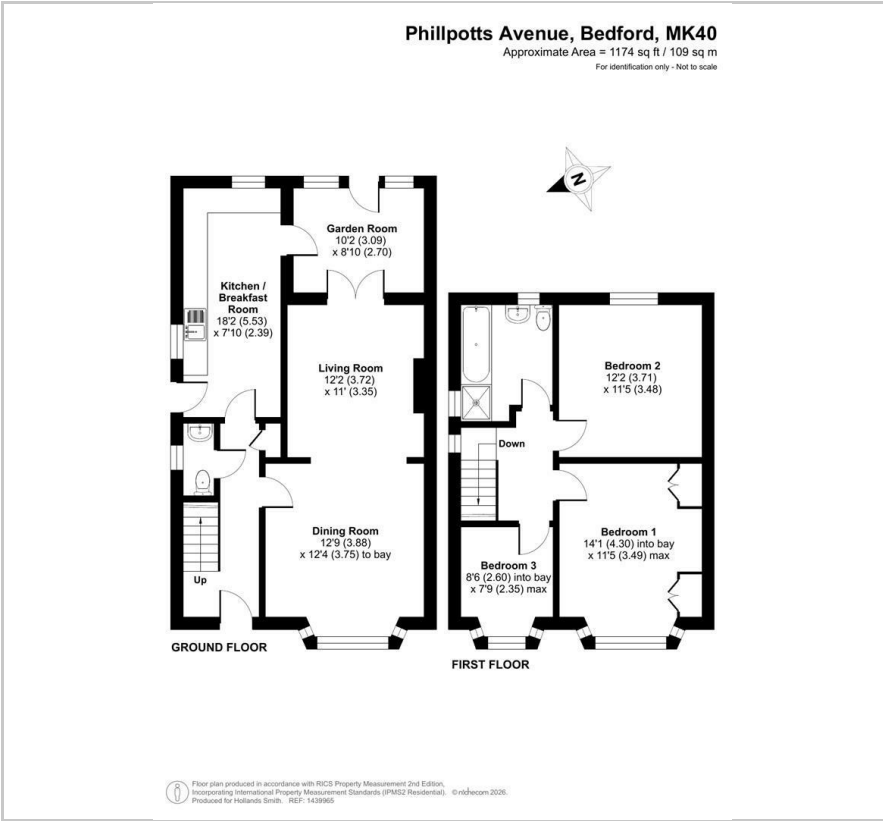
45 Phillpotts Avenue

, Bedford, MK40 3UE

£540,000



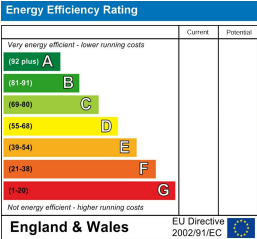
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

- Distinctive, Extended Bay Front ■ Three Bedrooms Semi
- Garden Room ■ Very Large, Mature Rear Garden
- Driveway, Garage and Carport ■ Four Piece Bathroom
- Living Room with Log Burner ■ Close to Castle Road's Amenities
- No onward chain



This distinctive bay fronted semi detached home occupies one of the town's most popular residential locations and is within a short stroll of Russell Park and Bedford's picturesque Embankment. The property also provides an unusually deep rear garden which enjoys a west facing aspect and provides private sitting areas and natural habitats for wildlife. The accommodation features a ground floor rear extension which offers an enlarged kitchen and a quiet garden room. There are three bedrooms, a four piece bathroom and a ground floor cloakroom. The 'front to back' living room has a wide bay to the front and a log burner in the sitting area. Outside, there is off road parking, a carport and a detached single garage. The 'Castle Quarter' area is popular with individuals and families alike. There are a range of independent coffee shops, delis and restaurants in the locality together with a highly rated primary school. Council Tax Band: D EPC Rating: C

The kitchen is well fitted and features a rear extension which, together with the garden room, enjoys much natural light from the high, glazed elevations and Velux windows. A cloakroom/WC has been incorporated under the stairs and there is a four piece first floor bathroom. The garden is a particular feature of the property and is deeper than most - even for Phillpotts Avenue. The present owner has created a formal garden area, a wild flower garden area together with a raised pond and a natural wildlife habitat to the rear.



163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk

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.