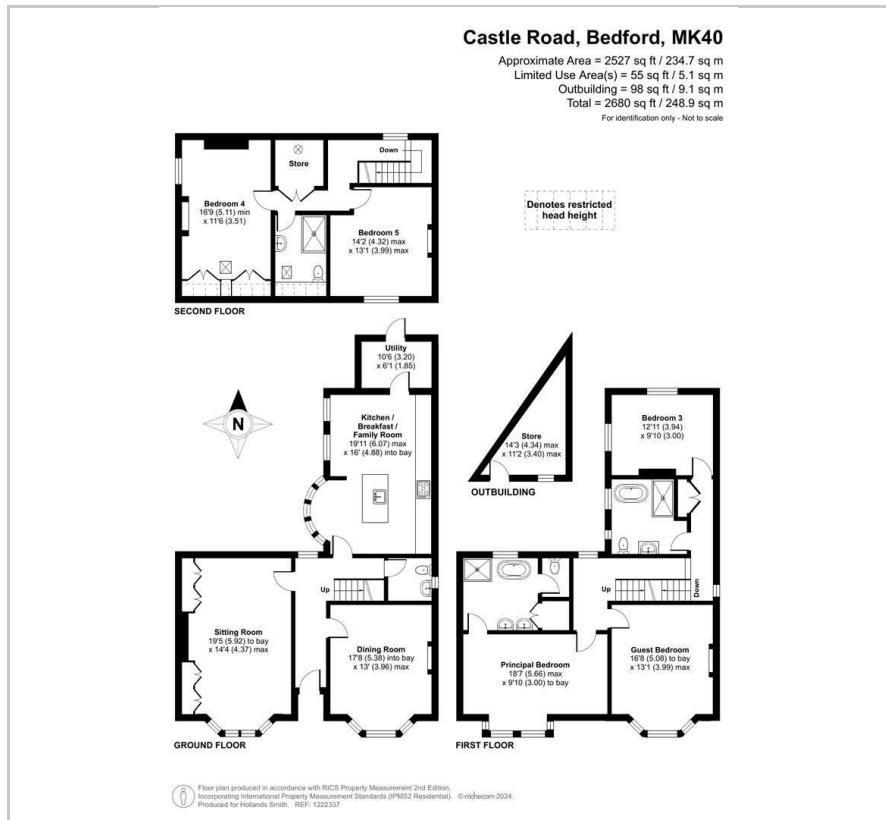




76 Castle Road
, Bedford, MK40 3PS
Price Guide £950,000



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	76
(81-80)		B	49
(69-60)		C	
(55-58)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

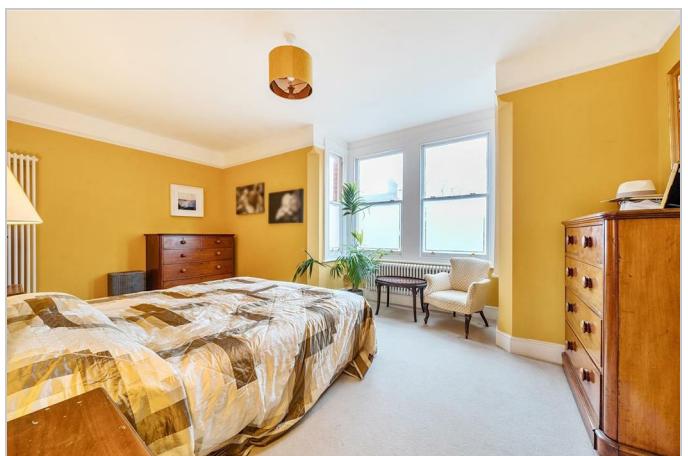
Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Delightful double fronted detached home
- Secure off road parking for up to four cars
- Five bedrooms
- Three bathrooms (one ensuite)
- Large, well equipped kitchen/family room
- Two generous receptions with bays & fireplaces
- Many period features
- Outbuilding with power & light
- Town & Embankment within a short stroll

This delightful, double fronted detached period home has been sympathetically updated in recent years and offers well proportioned, adaptable accommodation over three floors. The property seamlessly combines period features with contemporary fittings - from the original mosaic tiled hall floor, fireplaces to the principal rooms and high, corniced ceilings to an extensively fitted kitchen and three well equipped bath/shower rooms. The particularly wide frontage also allows the rare benefit of secure, off road parking for up to four vehicles. In all, the accommodation features five double bedrooms (one ensuite), two generous reception rooms with bays, a utility/boot room and a cloakroom. The principal elevations face south and west which brings much natural light into the space. Located within Bedford's Conservation area the property is ideally placed for the town's amenities. The bustling Castle Road provides an array of independent coffee shops, delis and restaurants whilst the town centre, picturesque Embankment and Russell Park are within a short stroll.

The entrance hall retains the original mosaic floor tiling and a rear window allows natural light into the space. The generous living rooms sit either side of the hall and each have bays and working fireplaces. The kitchen provides ample space for entertaining and family gatherings, is extensively fitted with integrated appliances and features an island unit. There are three first floor, bright and airy double bedrooms. The two main bedrooms feature bays with the master having a particularly spacious four piece ensuite bathroom and copious, built-in cupboard space. The large family bathroom also provides a four piece suite. Unusually, the space on the second floor is not diminished. There are two further generous double bedrooms and a self contained shower room.

Council Tax Band: F EPC Rating: E



163 Castle Road, MK40 3RT

Tel: 01234 216612
www.hollandsmith.co.uk