



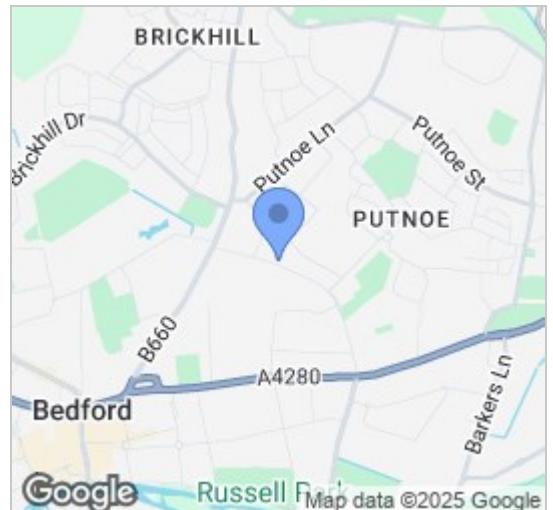
38 Polhill Avenue
, Bedford, MK41 9ED
£2,150 Per Month



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	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.



BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOME ON POLHILL AVENUE, WITHIN DE PARYS WARD

This three double bedroom home is located within the highly sought after De Parys Ward; close to both leafy Bedford Park and Russell Park.

Internally the property consists of entrance hall, cloakroom, a large kitchen diner with bi-fold doors opening to lawn (with gas underfloor heating, NEFF integrated oven, microwave and warming drawer, Siemens hob and automated blinds) and spacious living room downstairs with log burner. On the first floor the master bedroom overlooks the private garden, there are 2 further double bedrooms together with a modern family bathroom. There is a 4th room on the first floor used as a linen room, it is not suitable for a bedroom but provides great storage. The entire house has recently been renovated to an incredibly high standard with all new HIVE controlled heating system and electrics. Off road parking with Electric Vehicle (EV) charging and a spacious garage. Beautifully maintained gardens with patio areas.

The property is close to great primary and secondary schools, and private schools; Bedford School (boys), Bedford Modern School (co-educational) and Bedford Girls' School all provide outstanding education for 7-18 year olds. Pilgrims', St Andrew's and Polam are excellent feeder schools, situated within close distance.

The property is a short 4 minute drive from Bedford Station and provides a great option for commuters to London. The train to St Pancras International is 40 minutes.



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