



113 Goldington Road

, Bedford, MK40 3EN

£525,000



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113 Goldington Road
Ground floor - 79.64 m² / 857.26 sq ft
First floor - 48.84 m² / 525.69 sq ft

Approx total area - 128.48 m² / 1382.95 sq ft
Total area including garden office - 145.20 m² / 1562.97 sq ft

Ground floor

First floor

Garden

This floorplan is provided as a guide to illustrate layout and should not be used for planning. Measurements are approximate and not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) 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>			
England & Wales		EU Directive 2010/2012/EC	

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

- Thoughtfully Extended Semi Detached Home
- Self-Contained Sitting Room
- Further Versatile Reception Room
- Three First Floor Bedrooms
- Sunny, South Facing Garden
- Beautifully Decorated Throughout
- Large Rear Extension Providing Open Plan Family Space
- Ground Floor Shower Room & Utility Room
- Bathroom with Walk in Shower and Japanese Bath
- Home Office and Covered Outdoor Seating Area



Thoughtfully improved and extended, this bay fronted 1930s home now offers the perfect combination of original features such as fireplaces and stripped wood floors and doors and modern, contemporary fittings in the rear family space, kitchen and bathrooms. Tastefully decorated with heritage colour washing to enhance that traditional feel, the accommodation includes a cosy self-contained front sitting room, three bedrooms and a refitted first floor bathroom and ground floor shower room. The bathroom features a large walk-in shower and 'Japanese Soaking Tub' and the ground floor shower room is a useful addition along with the utility room. However, it is the rear extension that really sets this property apart, offering a versatile family area with the second reception room opening into the kitchen/dining room which has loads of storage and workspace including the large island unit and some built in appliances. The roof lantern provides additional light and the full-width bi-fold doors bring the outside space in. Further benefits include underfloor heating throughout the ground floor, designer radiators on the first floor and uPVC double glazed windows throughout. Off road parking is provided to the front and side and, to the rear, there is a mostly private and well stocked south facing garden which has a home office also with underfloor heating as well as a raised patio area and covered sitting/dining area with fitted solid fuel burner.

Goldington Road is conveniently situated in the 'Castle Quarter', with many of the town's most popular attractions within easy reach. There is a choice of specialist shops and cafes along Castle Road, Russell Park and The Embankment are very close by as well as a number of highly-regarding schools for all ages. Bedford town centre is under a mile away and offers a wider choice of shops, bars and restaurants as well as fast rail links into London St Pancras. EER: TBC



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.