



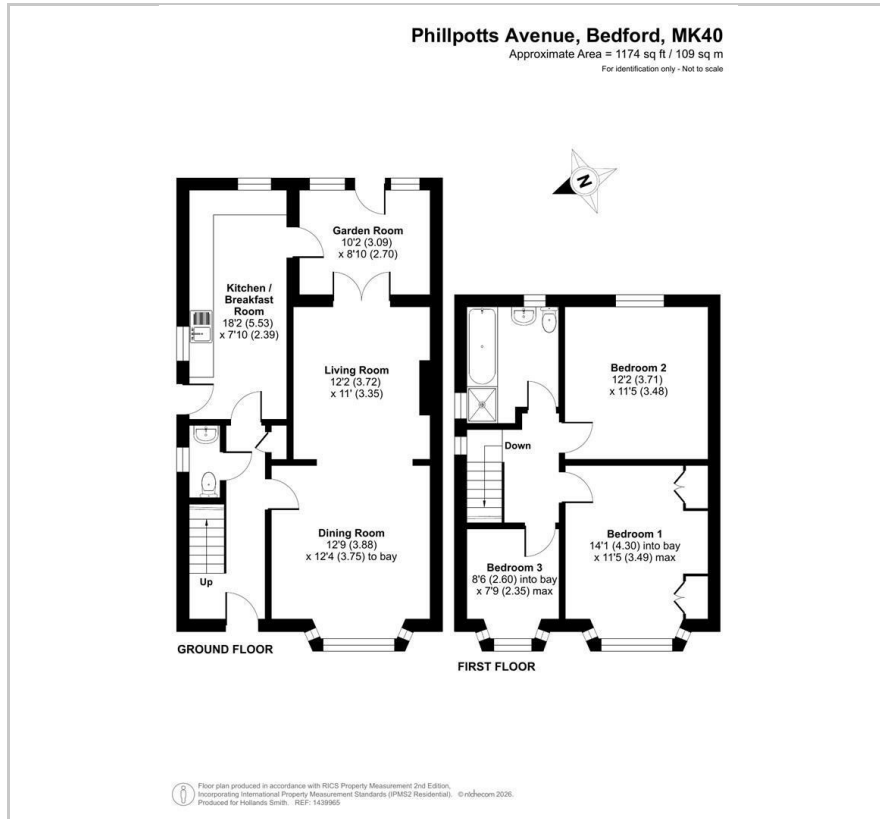
**45 Phillpotts Avenue**

, Bedford, MK40 3UE

**£550,000**



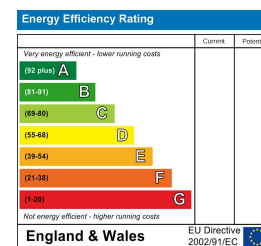
## Floor Plan



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



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**