Hollands Smith
Residential Sales and Lettings







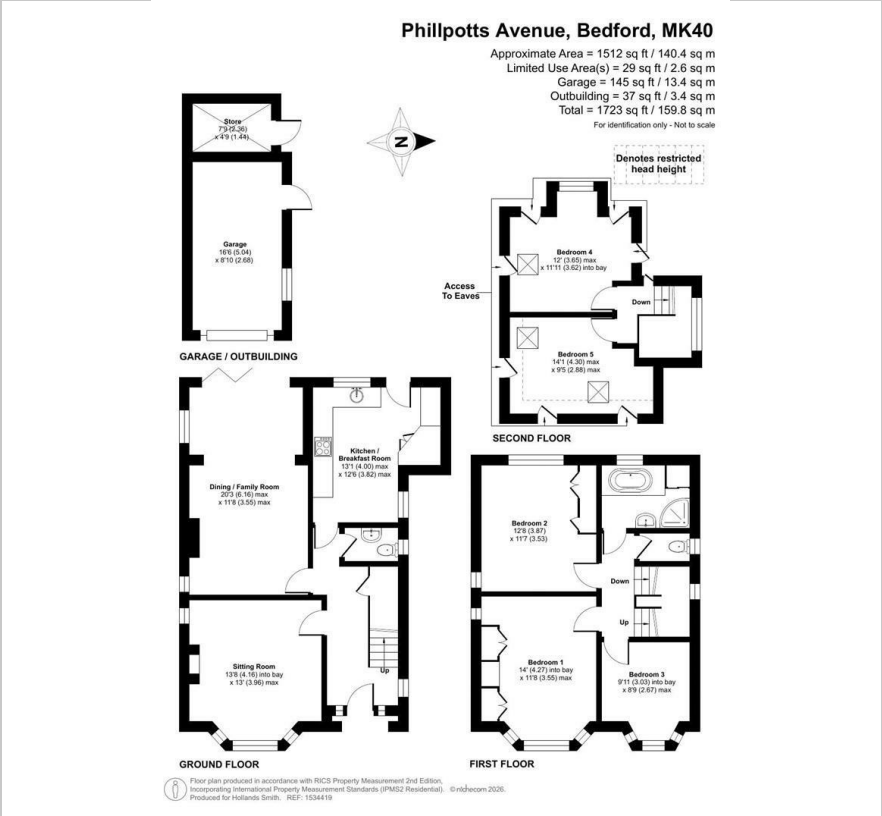
17 Phillpotts Avenue

, Bedford, MK40 3UH

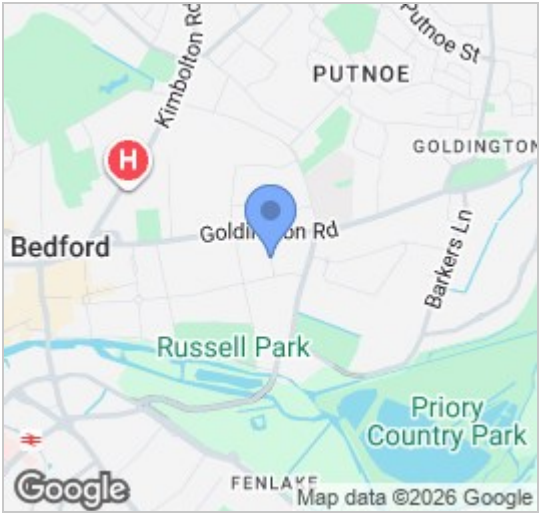
£635,000

5 1 3 D

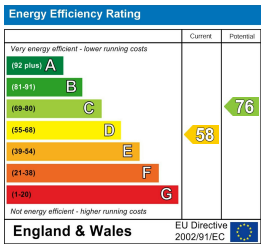
Floor Plan



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.

- Detached Family Home
- Five Bedrooms
- Self-Contained Sitting Room
- Extended Dining Room and Kitchen
- Three Bedrooms & Bathroom on First Floor
- Two Further Bedrooms in Converted Loft
- Generous Corner Plot
- Garage to Rear

Occupying a prominent corner position in one of the area's most popular roads, this detached family home offers spacious and adaptable accommodation arranged over three floors. The spacious entrance hall has hard-wearing bamboo flooring and access to the useful ground floor cloakroom and there is a self-contained front sitting room which has windows to the front and south-facing side. Extended to the rear of the ground floor, there is an enlarged dining/family room with bi-fold doors opening to the garden and a kitchen/breakfast room with space to eat and modern units including a larder cupboard. The first floor has three bedrooms - two good doubles with fitted wardrobes and a third with feature bay window - and bathroom with white suite and separate WC. The converted loft space provides a further two bedrooms with Velux windows for additional light and further storage in the eaves. Further features include gas to radiator heating and double glazed windows. The outside space is a particular features with mature, well-kept gardens to three sides - a well-stocked front garden with enclosed brick wall, an allotment to the side for home-growing vegetables and an enclosed rear garden with both west and south facing aspects. There is an array of fruit trees including plum, apple and both William and Conference pear trees, a raised and covered patio immediately to the rear of the house and a garage accessed from Rosamond Road.
Situated within the popular Castle Road area, Phillpotts Avenue is considered one of the areas most popular roads and is a few minutes' walk from the range of shops, restaurants and cafes the area offers. Both Russell Park and The Embankment are just around the corner, as are sports facilities including Tennis & Rugby. Bedford town centre is under a mile away and has a wider choice of shops as well has fast rail links into London St Pancras. EER: D





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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.