



**2A Brookfield Road**

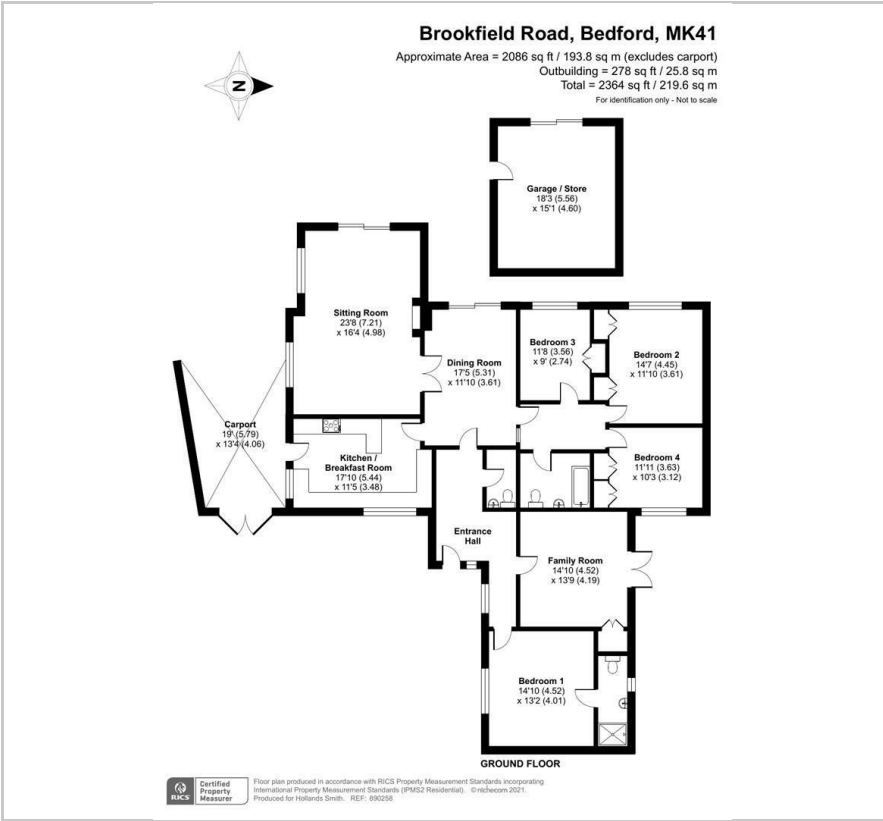
, Bedford, MK41 9JY

**Price Guide £695,000**





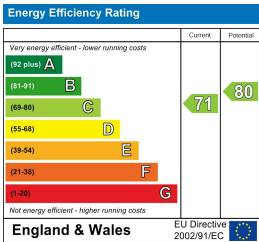
Floor Plan



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.



Tucked away and unseen from the road, this individual detached bungalow is quietly situated on a totally private, mature plot of approximately 1/2 acre. Offering in excess of 2,000 square feet of adaptable accommodation, the property would suit a range of buyers, including those seeking an attached elderly relative or teenage annexe. There are five bedrooms (one en-suite), two large reception rooms and a generous kitchen. The detached double garage has been partially converted into office/storage space and would lend itself to a variety of uses. The garden plot is a particular feature of the property; there is a long driveway which opens into a generous parking area. The gardens are screened all around by mature trees and there are sunny patio areas which take advantage of the south/westerly aspect. The property lies just over a mile to the east of Bedford's town centre in a popular residential location. The county town offers a range of amenities including a fast rail link into London's St Pancras (approx. 40 mins). EER: C Set back from the road, this substantial detached bungalow occupies a large, mature plot. Whilst the existing accommodation would comfortably accommodate most families, there is significant potential for further development. The rear of the plot is its own small woodland area and is home to much natural wildlife as well as two timber storage buildings. The current owners have extended to the front adding two further rooms and an en-suite shower room - away from the main accommodation - which could serve as a separate annexe.

163 Castle Road, MK40 3RT

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[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)

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.