



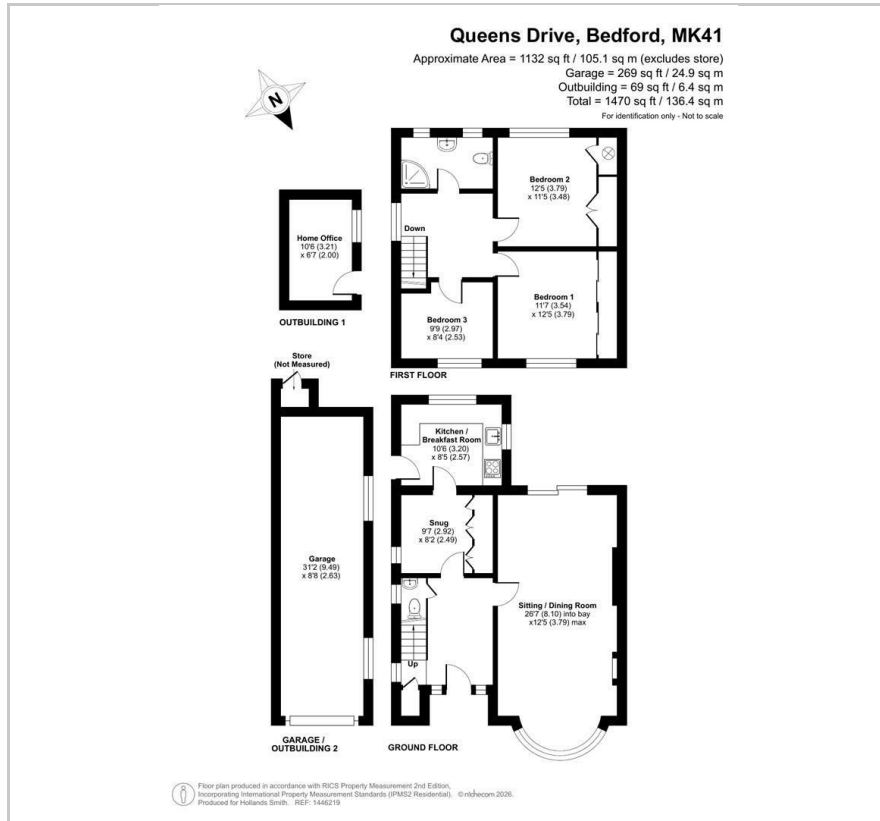
**11 Queens Drive**

, Bedford, MK41 9BQ

**£475,000**



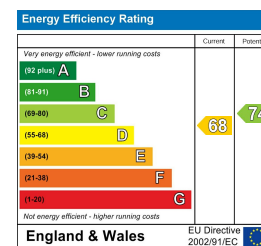
## Floor Plan



## 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.

- Established, extended detached home
- Through living room with bay
- Double garage and ample off road parking
- Gas Radiator Heating
- Close to shops and a range of schools
- Three bedrooms
- Delightful, south facing garden
- Ground floor WC, first floor shower room
- No Onward Chain

This established detached home occupies a mature and sunny garden plot in one of the town's most popular residential suburbs. The light and airy accommodation features a ground floor kitchen extension, three bedrooms, a family or breakfast room and a spacious, 'front to back' living room with bay. The house is set back from the road on a generous garden plot allowing off road parking for numerous vehicles and has a detached double length garage. The garden is well stocked and is a particular feature of the property with its sunny, south-west facing aspect. Quietly situated, there's a large green close by and the area is well served by an array of local shops, a library and other amenities plus schools for all ages.

Council Tax Band: E EPC Rating: D

The property has been very well looked after over the years but there is significant potential for improvement and extension, subject to the relevant consents. The generous garden plot would easily accommodate this. There is gas radiator heating and uPVC double glazing throughout. There is a spacious first floor shower room and a ground floor cloakroom. A useful home office sits to the rear of the garden. The property lies just over a mile to the north of Bedford's town centre and, for the commuter, there are easy road links to both the A1 and M1 and a fast rail link into London's St Pancras. The property is available with no onward chain.



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