



19 Waterloo Road
, Bedford, MK40 3PQ
Price Guide £750,000

5 2 3 D

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	82
(81-80)		B	61
(69-60)		C	
(55-58)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

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



Quietly situated in one of the town's most popular tree lined roads, this period townhouse lies within a few minutes' walk of the town centre and very close to the picturesque Embankment. Recently improved by the current owners, the accommodation provides four or five bedrooms (one en-suite), three reception rooms and a large, full height cellar. The recently refitted and well equipped kitchen has bi-fold doors which open onto the private, south facing garden. A conservatory has also been added to the side which opens the dining room into the side garden area. The popular 'Castle Quarter' offers a selection of independent coffee houses and delis as well as numerous pubs and restaurants. For young families, there is an 'outstanding' Ofsted rated primary school close at hand. EER: D

The entrance hall retains the distinctive original mosaic floor tiling and the feeling of space is apparent with high ceilings throughout. The two principal reception rooms are retained; the rear living room has French doors to the south facing courtyard and garden. There is a large, dry cellar which would lend itself to useful additional living space or a games room. The dining room has been opened into the conservatory which takes advantage of the south/westerly aspect and brings much natural light into the accommodation. The recently updated kitchen is well equipped and, in the summer, brings the garden into the house with the bi-folds fully open.

The first floor accommodation provides adaptable space. There are five rooms, as well as an en-suite shower room to the master bedroom and a family bathroom. The smallest room or study can easily accommodate a single bed and the two rear double bedrooms connect with each other.

There is a shared, covered side passageway leading to the private, south facing garden. There is a generous patio area which extends around the side of the house, pergola, lawn and many mature screening trees and shrubs.



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