



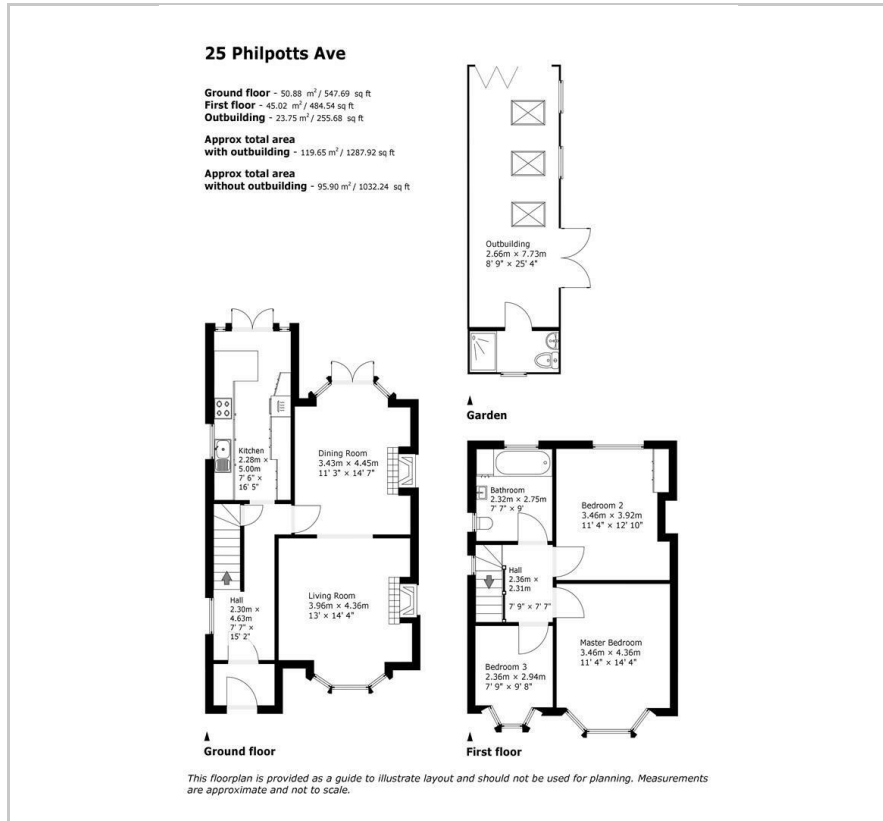
**25 Phillpotts Avenue**

, Bedford, MK40 3UF

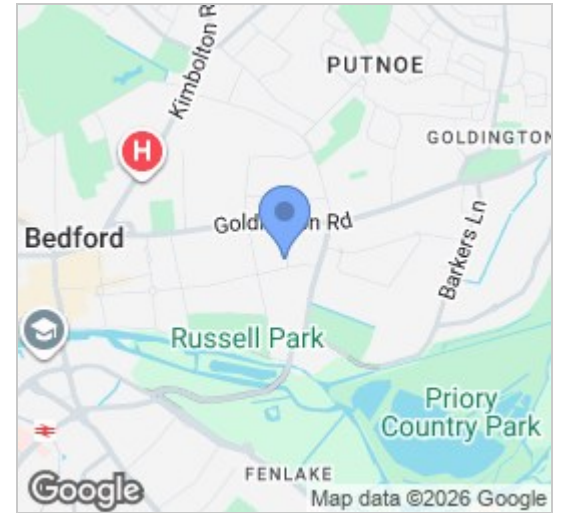
**£550,000**



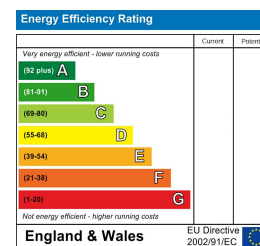
## Floor Plan



## 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.

- Delightful Bay Fronted Semi on Large, Sunny Plot
- Three Bedrooms
- Large Home Office with En-suite
- Through Living Room with Front & Rear Bays
- Extended Kitchen
- Ample Parking
- 100' Mature, West Facing Garden
- Popular 'Castle Quarter'



Occupying a generous, west facing plot within the heart of the popular 'Castle Quarter' this very well presented bay fronted semi offers more than initially meets the eye. The very well presented accommodation features three bedrooms, an extended kitchen and a spacious living/dining room with front and rear bays. A particular feature of the property is the converted former garage which now provides a light and spacious room together with a full en-suite shower room. Currently utilised as a home office/games room the space could potentially be adapted for use as an annexe. There is a generous width to the plot allowing off road parking to the side and the deep garden features two patios which take advantage of the predominantly sunny, west facing aspect. The 'Castle Quarter' is popular with individuals and families alike. A range of independent coffee shops, delis, pubs and restaurants are within walking distance whilst a highly rated primary school is close at hand.

Council Tax Band: D EPC Rating: TBC

Well maintained and presented, this delightful home offers deceptive space and versatility. There is still the potential to develop without impacting on the generous sized, mature plot. There is gas radiator heating and uPVC double glazing throughout. The home office features French and bi-fold doors and Velux rooflights which help to create a 'garden room' feel. The driveway will comfortably accommodate two vehicles. Russell Park and the picturesque Embankment lie within a short stroll.



**163 Castle Road, MK40 3RT**

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