



**51 Haylands Way**

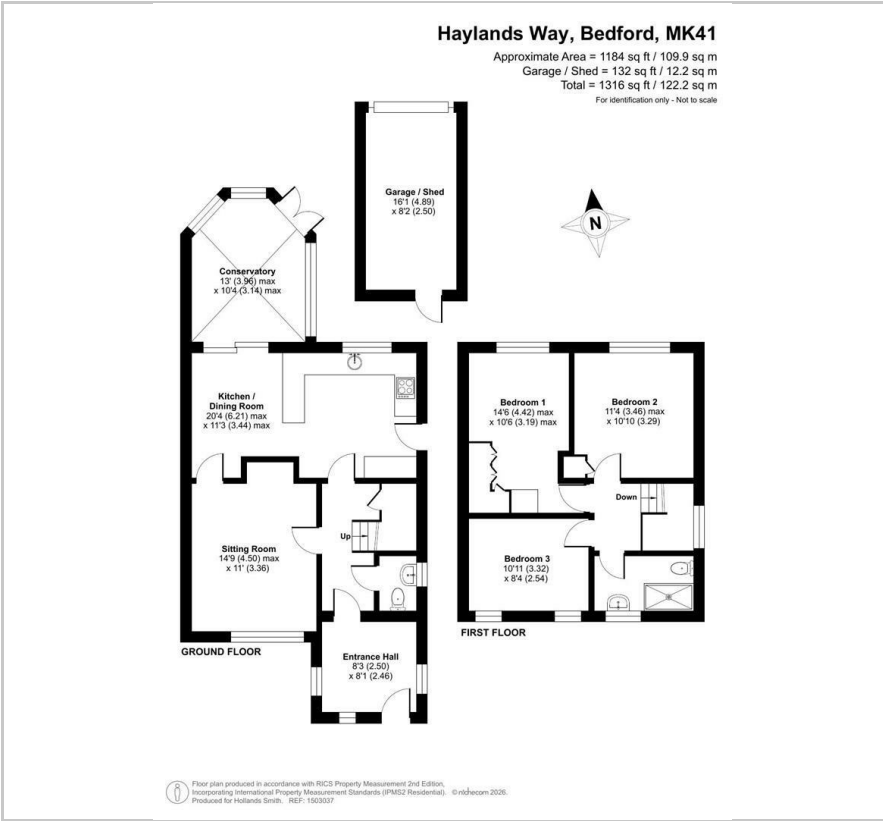
, Bedford, MK41 9BY

**£370,000**





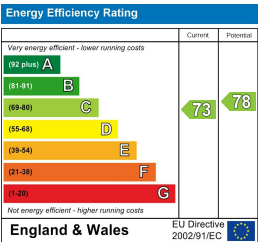
Floor Plan



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.



Occupying a sought-after residential location, this established semi detached home offers the rare benefit of three double bedrooms and is available with no upward chain. Extended to the front, there is now a large useable entrance porch, a self-contained front sitting room and the kitchen and dining room have been combined to provide an open plan family space with plenty of storage and workspace including an integrated double oven & hob. In addition, a conservatory has been added the rear and there is a useful ground floor WC. The three double bedrooms are perfect for families and the first floor shower room was refitted around 5 years ago to include a large walk-in cubicle with rain shower. All of the windows are uPVC double glazed and there is gas to radiator heating from a modern boiler. The outside space is a particular feature with off road parking to the front and side, a single garage/store and a large, sunny garden which extends to around 80' (25m) in depth and affords some privacy from neighbouring properties. Well-regarded schools for all ages are a real benefit for this family home with a choice of primary and secondary schools within walking distance. Furthermore, there are two small parades of shops close by along with a Co-op local and medical walk-in centre. Bedford town centre is a little over a mile away and offers a wide choice of shops and restaurants with the mainline rail station offering fast links into London St Pancras. EER: C



163 Castle Road, MK40 3RT

Tel: 01234 216612

[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.