



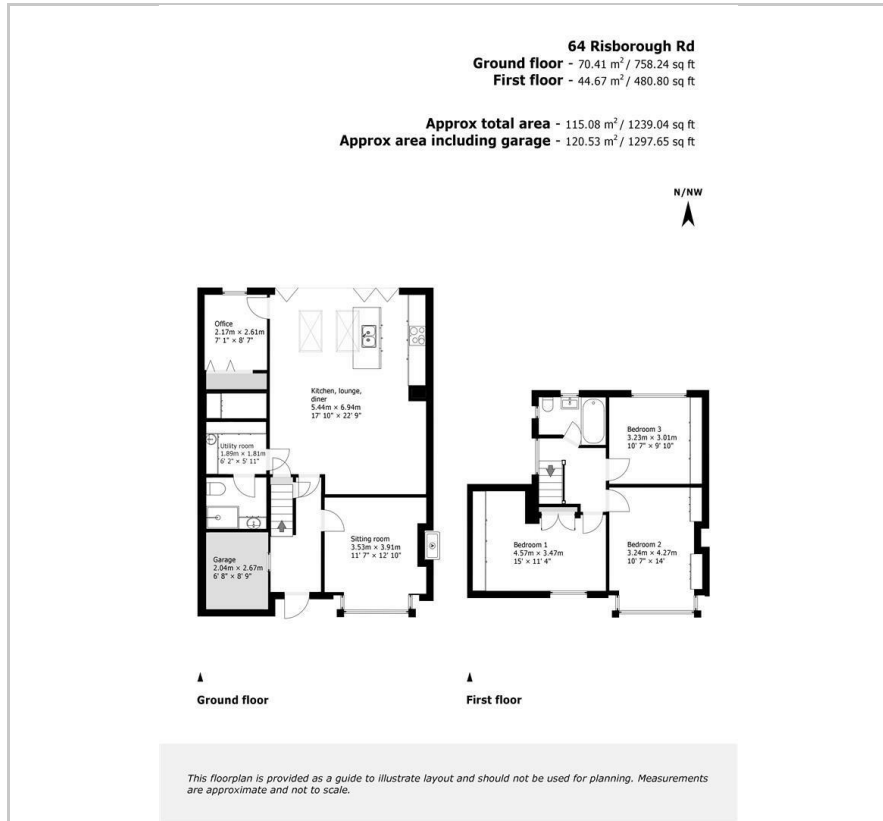
**64 Risborough Road**

, Bedford, MK41 9QP

**£520,000**



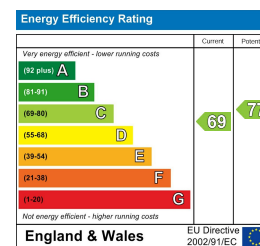
## Floor Plan



## 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.

- Significantly Improved and Extended Home
- Study/Bedroom 4
- Generous Garden Plot
- Off Road Parking
- Popular Residential Road
- Three Double Bedrooms
- Large Kitchen/Family Room with bi-folds
- Ground Floor Utility & Shower Room
- 'Half' Garage with Integrated Bike Storage



Significantly improved and extended by the present owners, this established semi detached home now offers exceptional space and versatility to suit most families. The large kitchen/family room now represents the central hub of the home but there is considerably more. Upstairs, the third bedroom has been extended to easily accommodate a double bed whilst, downstairs, a study or fourth bedroom has been added together with shower and utility rooms. The self contained sitting room has a bay window and a log burner. Outside, the generous rear garden features a full width, decked patio accessed from bi-fold doors which open the full width of the kitchen. The timber garden shed at the rear conceals a 'secret garden' area. Two vehicles can be accommodated on the block paved driveway at the front. The popular, tree-lined Risborough Road is close to a range of amenities including a cafe and pizzeria and is in an area which is well served by local schools.

EPC Rating: TBA Council Tax Band: D

Thoughtfully extended, the accommodation is light and airy and feature a number of Velux windows which bring much natural light into the spaces. The well appointed kitchen incorporates Quartz worktops, two Bosch ovens and an induction hob together with an integrated fridge/freezer and dishwasher. All of the bedrooms (and many of the living areas) benefit from significant fitted wardrobe and storage space. The small garage has in-built bike storage.



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