Hollands Smith
Residential Sales and Lettings







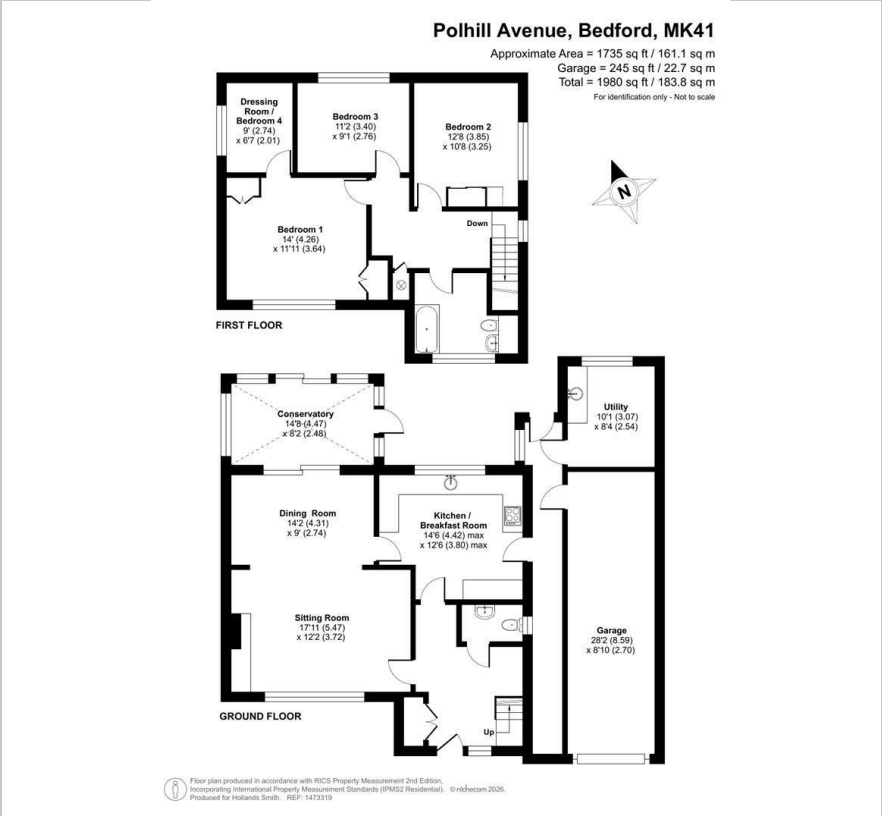
52 Polhill Avenue

, Bedford, MK41 9DU

£612,500

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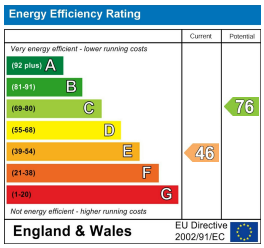
Floor Plan



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.





This detached family home occupies a popular residential position around one mile north/east of Bedford town centre and within easy reach of many of the area's most popular attractions. The well-proportioned accommodation, which would benefit from some general improvement throughout, includes a spacious sitting/dining room, a separate kitchen/breakfast room and a conservatory has been added to the rear. Built with four bedrooms, there are now three good doubles and a study or nursery off of the main bedroom. There is a large first floor bathroom as well as a ground floor WC. A covered front to back side passage provides access to a utility/store room and the almost double-length garage. There is gas to radiator heating and most of the windows are double glazed. There is significant potential for further development with the property based on similar houses in the road, subject to the necessary consents. Outside, there is plenty of off road parking in front of the garage and, to the rear, a generous garden plot measuring approx 75' x 50'.
Polhill Avenue is considered a very popular address with a number of highly regarded schools close by. Both Bedford and Russell Parks are within easy reach as is The Embankment and the 'Castle Quarter' with it's choice of independently owned cafes and restaurants. Bedford town centre is a short walk away and offers a wide choice of shops and eateries as well as fast links into London St Pancras from its mainline rail station. EER: E

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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.