



9 Albert Place, Houghton Conquest
Bedford

Offers Over £550,000

9 Albert Place

Houghton Conquest, Bedford

Council Tax band: D

Tenure: Commonhold

- Four-bedroom period home, originally two cottages, extended in 2011
- Planning permission in place for a detached annexe
- Grounds extending to just over a quarter of an acre
- Recently renovated kitchen with integrated appliances
- Triple-aspect lounge with bi-fold doors
- Principal bedroom with dual aspect and en-suite featuring bath and walk-in shower
- Underfloor heating throughout with ground source heat pump
- Summer house, covered pergola, and multi-vehicle driveway parking

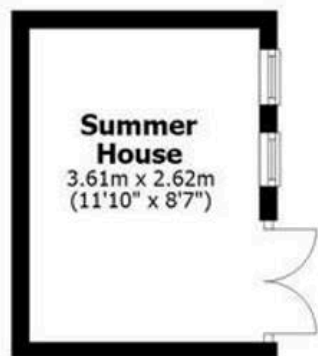




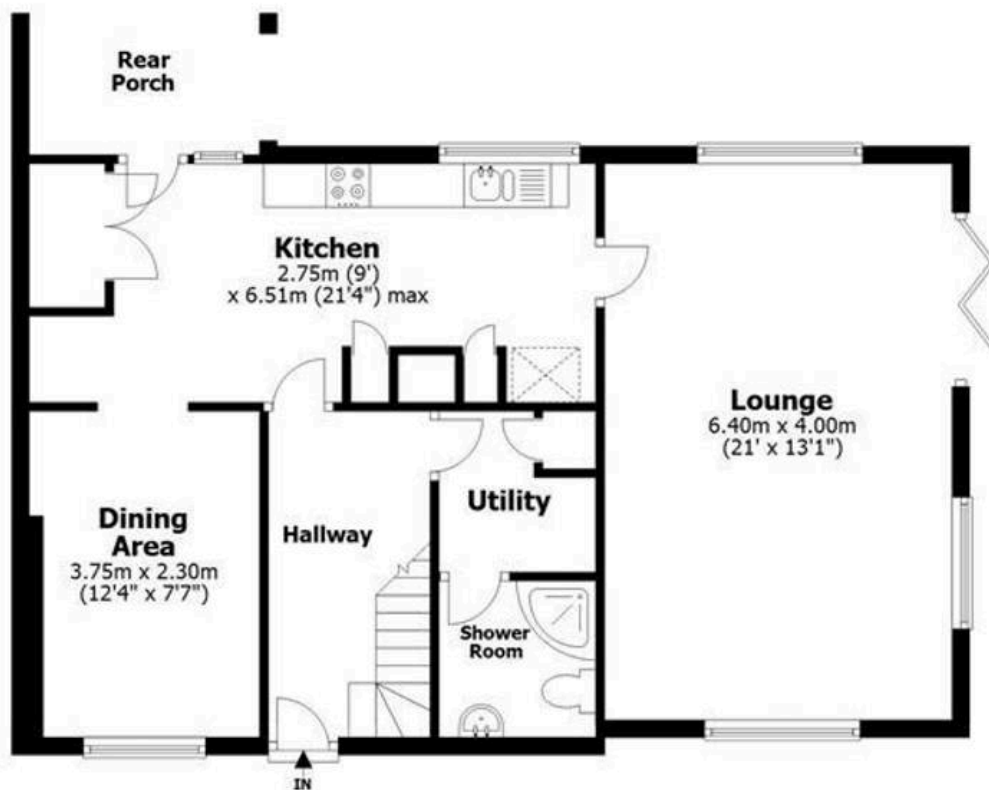


Ground Floor

Main area: approx. 67.5 sq. metres (726.7 sq. feet)
Plus outbuildings, approx. 9.5 sq. metres (101.8 sq. feet)



Summer House
3.61m x 2.62m
(11'10" x 8'7")



Rear Porch

Kitchen

2.75m (9')
x 6.51m (21'4") max

Lounge

6.40m x 4.00m
(21' x 13'1")

Dining Area

3.75m x 2.30m
(12'4" x 7'7")

Hallway

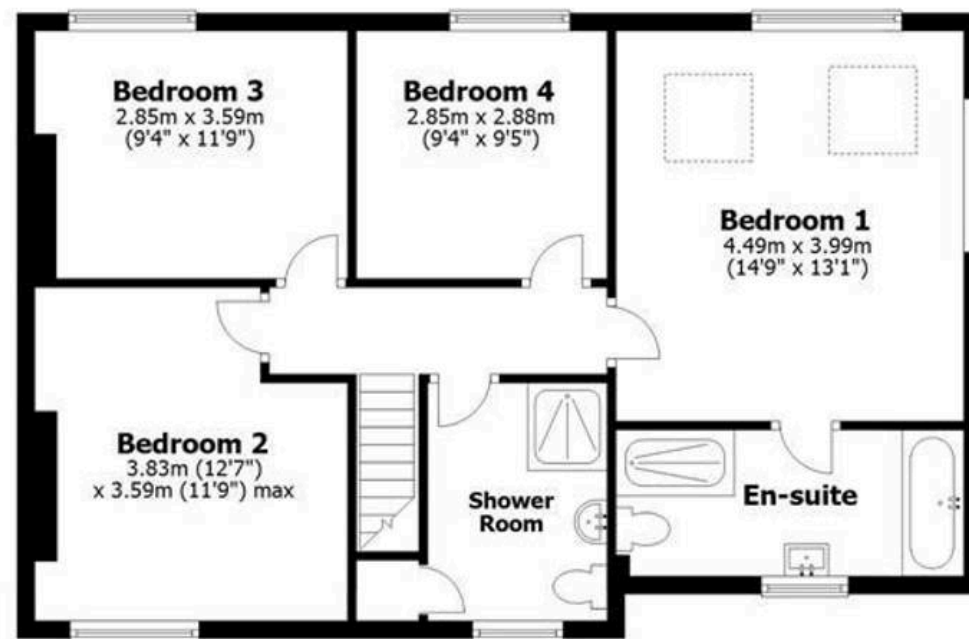
Utility

Shower Room

IN

First Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Bedroom 3

2.85m x 3.59m
(9'4" x 11'9")

Bedroom 4

2.85m x 2.88m
(9'4" x 9'5")

Bedroom 1

4.49m x 3.99m
(14'9" x 13'1")

Bedroom 2

3.83m (12'7")
x 3.59m (11'9") max

Shower Room

En-suite

Main area: Approx. 137.2 sq. metres (1477.2 sq. feet)

Plus outbuildings, approx. 9.5 sq. metres (101.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents
Plan produced using PlanUp.



James Kendall & Co.

James Kendall Estate Agents, 1a Garricks Court Gold Furlong – MK43 OXR

01234 852434

hello@jameskendall.co.uk

www.jameskendall.co.uk/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances – All measurements are approximate.