



Dunster Gardens, Bedford, MK41 8BE
Guide price £325,000



LATCHAM
DOWLING
ESTATE AGENTS

*** GUIDE PRICE: £325,000 - £350,000

Latcham Dowling Estate Agents are delighted to present this wonderful, three-bedroom semi-detached property in the extremely sort after suburb of Putnoe, north of Bedford. This property offers a generous balance between living & social space with the combination of a 23'2 x 11'2 lounge diner, a beautiful south-facing garden and three good-sized bedrooms. As well as the generous living space within the property, the private driveway for 2/3 cars, a garage and the cul-de-sac location offers great convenience and security, it is a perfect family home in a very desired location.

The suburb of Putnoe is very desirable due to its location and access to local amenities. The property is approximately a 10-minute walk from Mowsbury Park, which is perfect for families and has a large number of sports facilities. As well as amazing outdoor space, the property is a short walk from local schools such as Putnoe Primary and Mark Rutherford School and is situated nearby to local amenities and is close to major access roads of the A421/A428 leading to the M1 and A1 respectively.

Properties in this area are rarely available and viewing is highly recommended.

Entrance

Entrance Hall

W/C

Lounge/Diner

11'2 x 23'2 (3.40m x 7.06m)

Kitchen

8'1 x 11'9 (2.46m x 3.58m)





First Floor

Landing

Bedroom 1

10'0 x 12'11 (3.05m x 3.94m)

Bedroom 2

10'0 x 11'1 (3.05m x 3.38m)

Bedroom 3

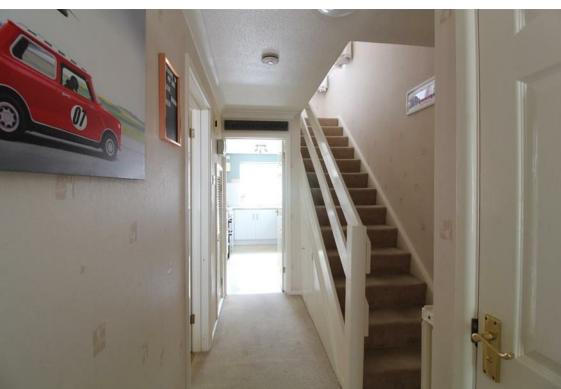
7'3 x 8'7 (2.21m x 2.62m)

Bathroom

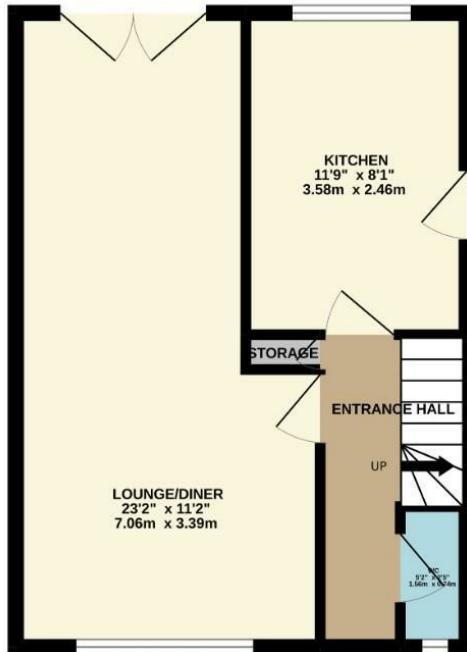
7'3 x 6'1 (2.21m x 1.85m)

Rear Aspect

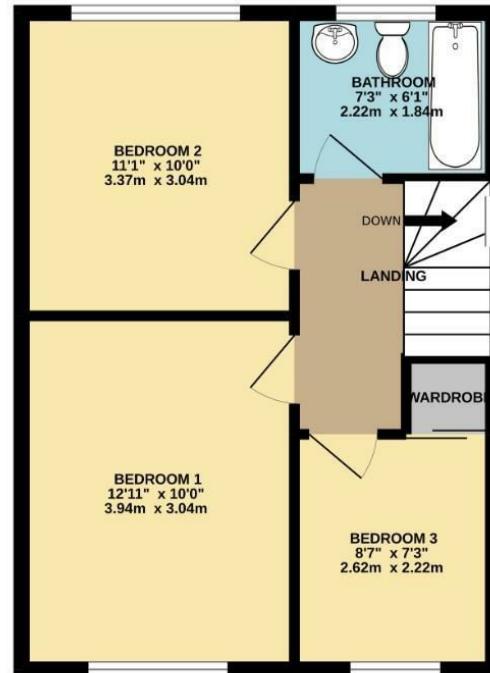
Garage



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.