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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Bidwell

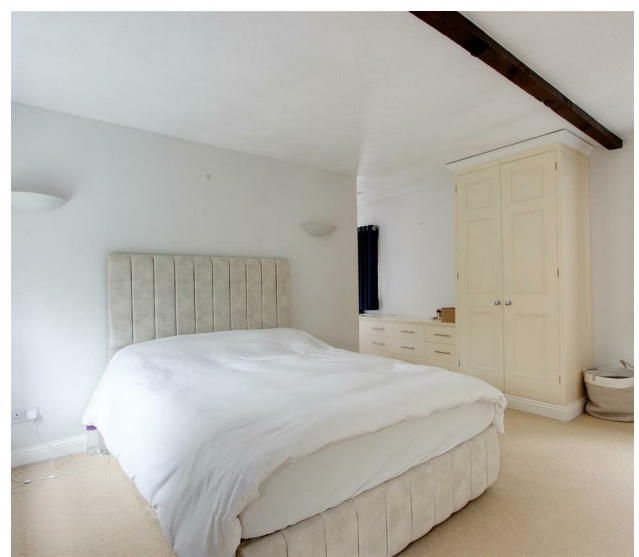
PRICE GUIDE £595,000

# Bidwell

## PRICE GUIDE

£595,000

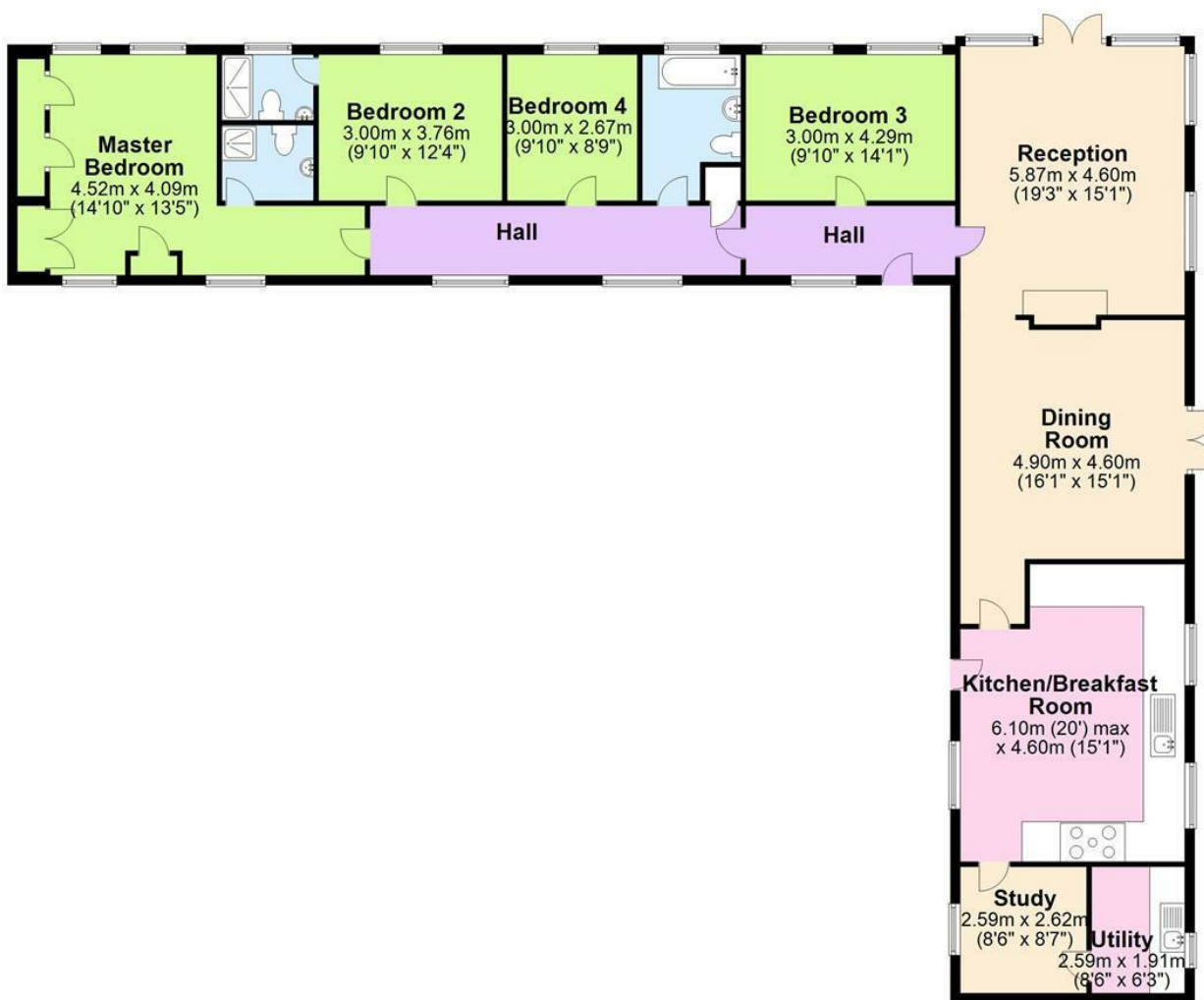
Approaching 2000 sq ft and positioned in a select gated development in the sought after area of Bidwell which is ideally placed for easy access to the M1 network. Offering a wealth of character features and boasting 4 bedrooms, 3 bathrooms, 3 reception rooms and a stunning kitchen.



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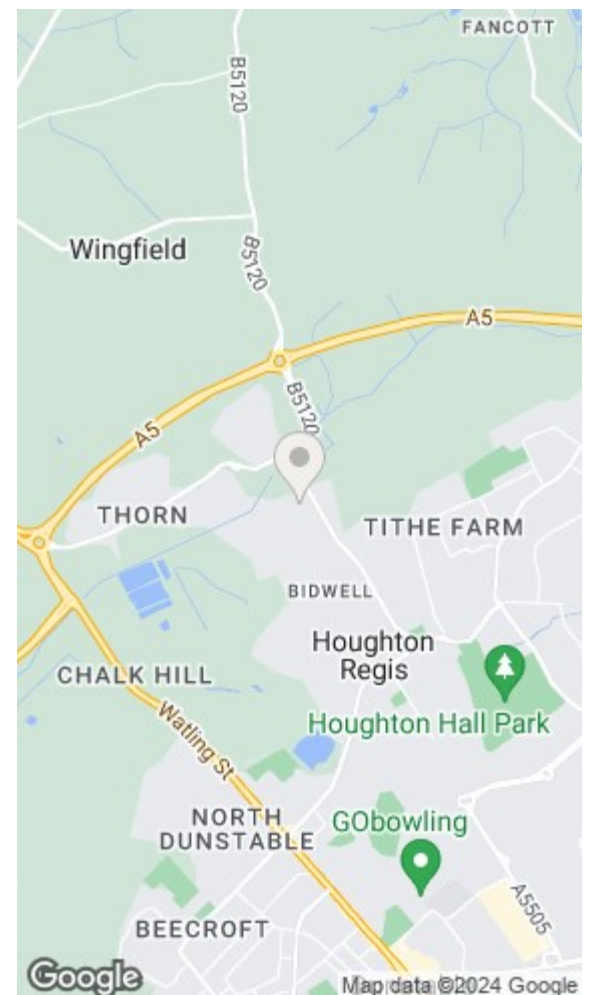
### Ground Floor

Approx. 177.4 sq. metres (1910.0 sq. feet)



Total area: approx. 177.4 sq. metres (1910.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
42	54	1	1





A fabulous family home in this most private gated development.



**The Property**  
Sterling are favoured with instructions to market this stunning four bedroom barn conversion accessed via electronically operated gates and presented to the highest standard by the current owners. With a wealth of exposed beams, a farmhouse style kitchen/breakfast room and four well appointed bedrooms with the principal bedroom benefitting from bespoke handmade wardrobes and drawer units, and luxury ensuite bathroom.

The main Feature of the property has to be the stunning farmhouse style kitchen with quartz worktops. The property further benefits from, four bedrooms, separate study, utility room, ensuite to bedroom two and family bathroom, front garden with driveway providing parking for several vehicles, side and rear gardens with separate vegetable patch area.

**The Location**  
Bidwell is close to the town of Houghton Regis. It has the Bedford Square shopping centre, a Morrisons supermarket, two petrol stations, a range of local shops, businesses and professional services, eight schools and Dunstable college. There is also a leisure centre, medical practitioners, a library, community facilities including the Memorial Hall and the Angels Lane Community Centre, and open spaces, parks and recreation grounds and sporting facilities.

**Agents Information For Buyers**  
Please be aware, should you wish to make an offer for this property, we will require the following information before

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we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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