



## 39 Brecon Way , Bedford, MK41 8DD

This remarkable family home is set on the sought after Brecon Way, which lies between Putnoe Lane & Wentworth Drive. The location is literally moments away from Mowsbury Park and local shops, schools and amenities are within easy reach.

The sellers have transformed the property with a large two storey extension with the hub of the home being the large open plan kitchen/living/dining room to the rear. There are bi-fold doors to the garden, a log burner and the kitchen has a stunning range of cream units.

Also on the ground floor there is a separate living room, a study/snug, a cloakroom and a utility room.

On the first floor there are four large double bedrooms and three contemporary bath/shower rooms.

The property has gas fired central heating and double glazing. Added benefits include underfloor heating in the kitchen/dining/family room, an alarm system and updated electrics including some USB points.

Outside there is ample off road parking with a single garage to the side. The rear garden is landscaped with a patio and lawn areas and there is a covered terrace with power and light.

Bedford's town centre amenities, including the mainline railway station are just a short drive away.

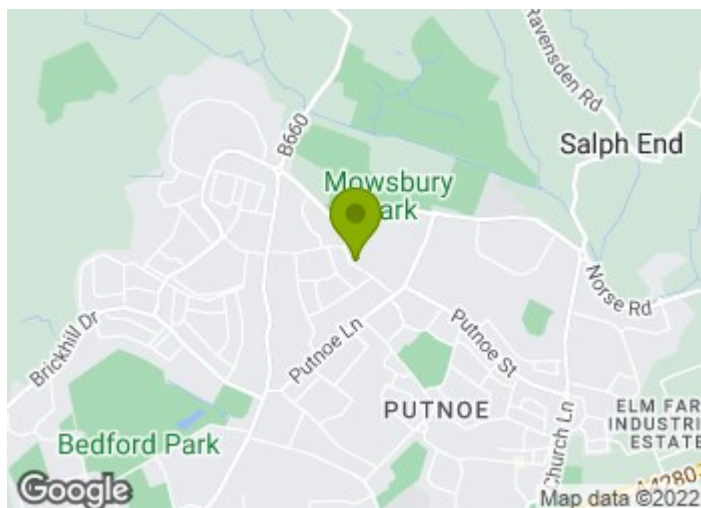
## Offers In Excess Of £725,000

## 39 Brecon Way

, Bedford, MK41 8DD



- Stunning family home
- Open plan kitchen/living/dining room
- Three bath/shower rooms
- Landscaped rear garden
- Cloakroom
- Utility room
- Gas central heating
- Living room and study/snug
- Four bedrooms
- Garage

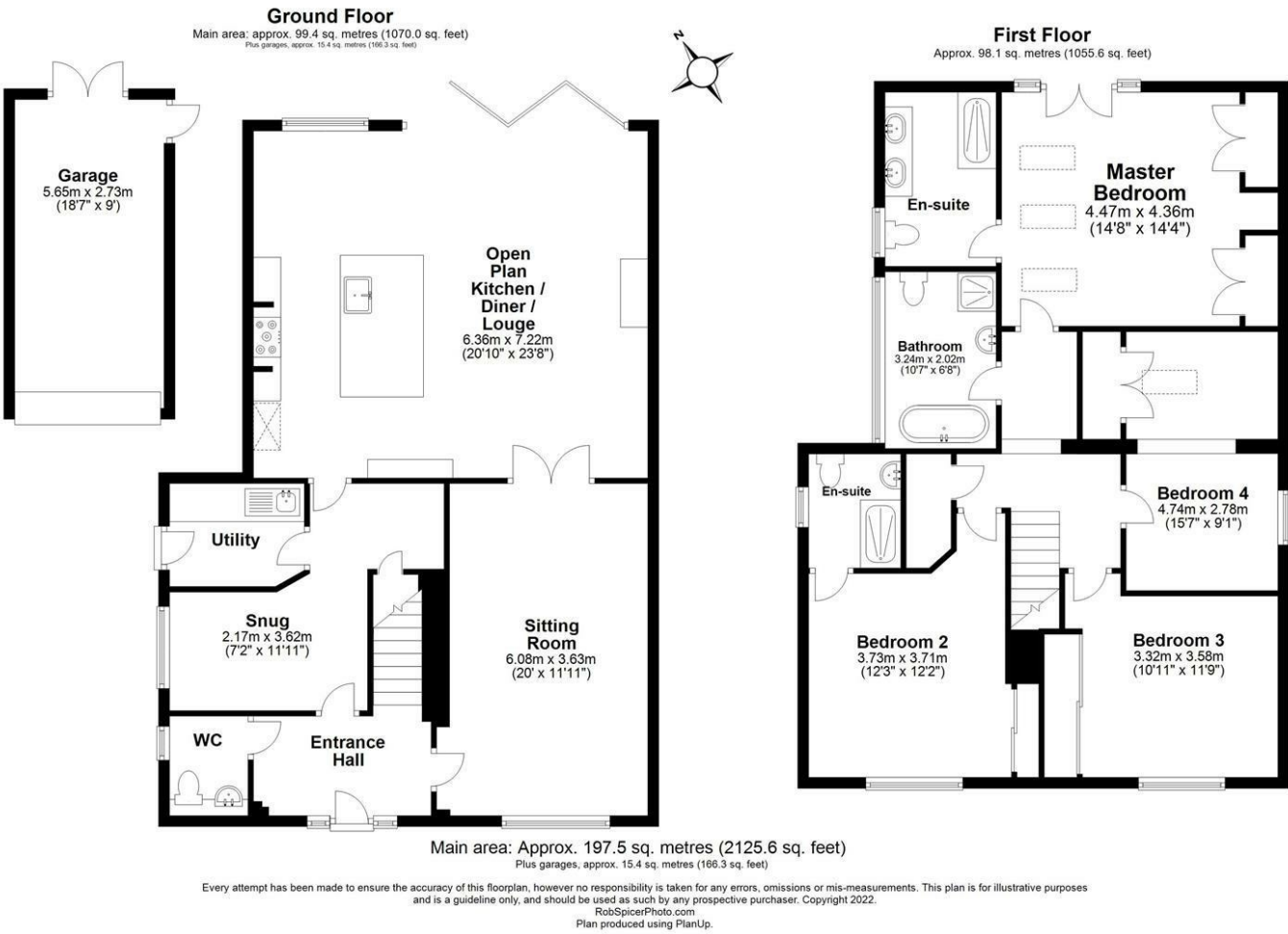


[Directions](#)





Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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