



## 94 Station Road, Bedford, MK45 1LA Offers in excess of £370,000

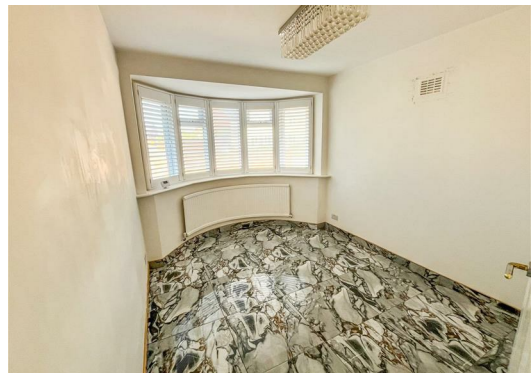
Charming Two-Bedroom Semi-Detached Bungalow with Garage and Loft Space

Situated in a sought-after residential location, this beautifully presented two-bedroom semi-detached bungalow offers well-balanced accommodation, a generous driveway, and a detached garage, making it an ideal purchase for downsizers, first-time buyers, or those seeking single-level living.

The property is approached via a neatly maintained front garden with attractive brick boundary wall and ample off-road parking. The exterior boasts a classic and welcoming appearance, complemented by a bay-fronted window and tasteful decorative touches.

Internally, the accommodation comprises a bright and spacious living room, providing a comfortable setting for relaxation and entertaining. The kitchen/breakfast room is well-proportioned and offers a practical layout with space for dining. There are two bedrooms, including a generous principal bedroom with a charming bay window, and a second bedroom ideal for guests, a home office, or additional living space. A family bathroom completes the ground floor.

A particular feature of the home is the useful loft area, accessed via a staircase, offering excellent additional storage or potential for further use (subject to the necessary permissions).



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**Section 21**

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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		
	54	
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

