



**The Graylings , Bedford, MK41 9BH**  
**Guide price £375,000 Freehold**



A superb, rarely available 3 bedroom semi detached family home occupying a large corner plot offering significant potential for extension (STPP) and personalisation to suit your family's needs. This fantastic property offers spacious living accommodation throughout including a welcoming entrance hall with stairs to the first floor and an understairs storage cupboard. To the front of the property you will find a light and airy lounge with a separate dining room to the rear and a well presented kitchen overlooking the garden.

Upstairs there are 3 generous sized bedrooms and a 3 piece family bathroom. Externally the property boasts a large rear garden which extends around to the side providing plenty of space for potential extensions (STPP) and to the front of the property there is a large driveway leading up to the garage. Being ideally located in this highly desirable cul de sac in Putnoe, overlooking a small green and being within walking distance of local shops, parks & schools, this beautiful property would make the ideal family home.



Entrance Hall

Lounge

12'7 x 12'5 (3.84m x 3.78m)

Dining Room

11'7 x 11' (3.53m x 3.35m)

Kitchen

8'8 x 6'9 (2.64m x 2.06m)

Landing

Bedroom 1

13'5 x 10'4 (4.09m x 3.15m)

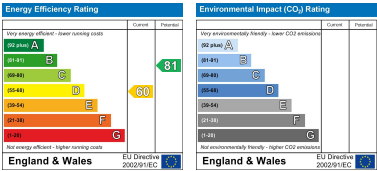
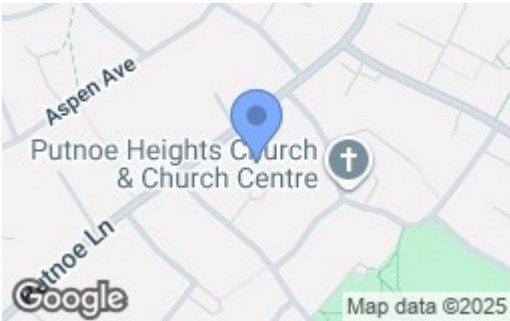
Bedroom 2

11'7 x 11' (3.53m x 3.35m)

Bedroom 3

8'7 x 6'7 (2.62m x 2.01m)

Council Tax: Bedford Borough D



Bathroom

6'9 x 5'4 (2.06m x 1.63m)

Rear & Side Garden

Driveway

Garage

Putnoe, Beds

Situated just over a mile from the town centre and located within easy walking distance of both the Bedford and Mowsbury Park, Putnoe has a wide choice of amenities to include local shops, public house, library and popular state and private schools are close by. The main Bedford railway station is a comfortable 10 minute drive away offering fast links to London Kings Cross/St Pancras and other destinations, with good road links out of Bedford to the A1 and M1 motorways via the A421 Bedford bypass.

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Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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