



**Alamein Avenue, Bedford, MK42 0DF**  
**Guide price £285,000 Freehold**



Taylor Made are pleased to present this three bedroom semi detached family home ideally located in this popular southern area of Bedford. Being offered for sale with no chain and with plenty of potential, this spacious property offers a spacious lounge which leads through to a large open planned kitchen/dining room with patio doors out to the garden and a door into the lean to. Upstairs you will find 3 generous sized bedrooms with fitted wardrobes to bedroom 1 and a wet room. On the outside the property has a good sized enclosed rear garden with access to a brick built outbuilding and to the front there is a large driveway providing parking for numerous cars and a wheelchair accessible ramp to the front porch. Being just a short walk to local shops, schools and parks, this superb property would be perfect for families or first time buyers alike.



Entrance Porch

Lounge

20'4 x 11'5 (6.20m x 3.48m)

Kitchen/Diner

20'4 x 10'1 (6.20m x 3.07m)

Lean To

12'8 x 8'7 (3.86m x 2.62m)

First Floor Landing

Bedroom 1

13'8 x 11'6 (max) (4.17m x 3.51m (max))

Bedroom 2

13'8 x 8'11 (4.17m x 2.72m)

Bedroom 3

9'6 x 7'2 (2.90m x 2.18m)

Wet Room

Council Tax: Bedford Borough C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Maximum
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

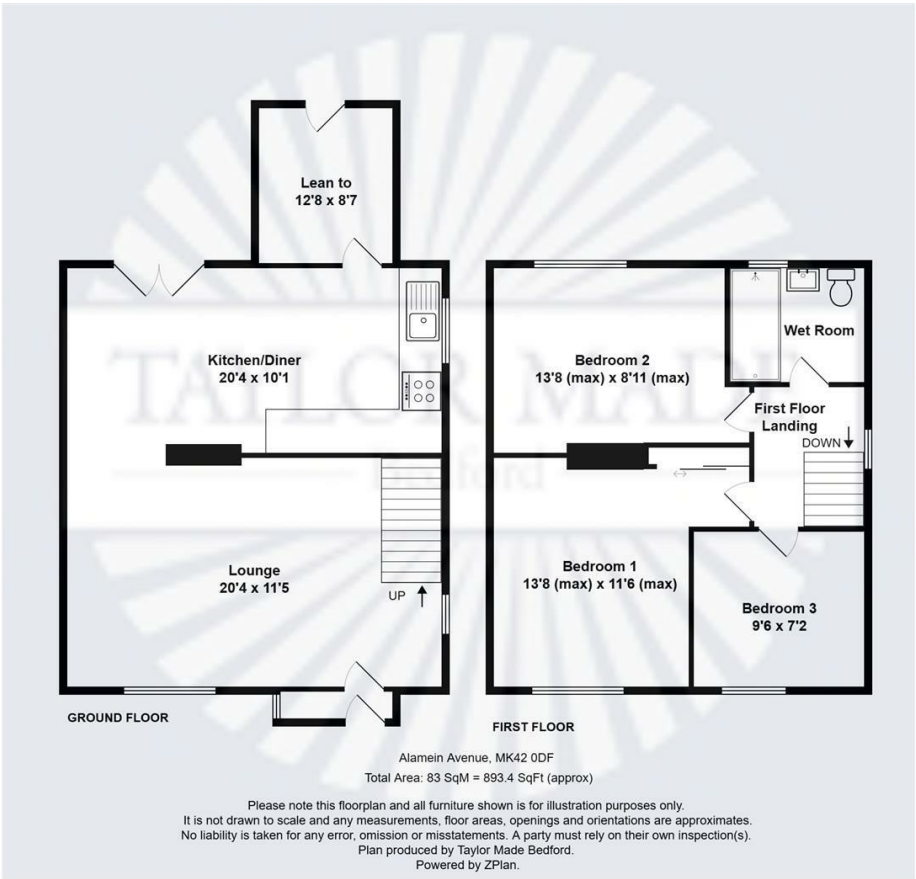
Enclosed Rear Garden

Brick Outbuilding

Driveway

Bedford

Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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