

**James
Kendall**
Estate Agents

169 Bedford Road, Wilstead

Bedford

Guide Price **£650,000**

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Wilstead, Bedford

****GUIDE PRICE £650,000-£700,000**** This handsome hunk of a house has been built to ultra-high, super-sleek specifications, offering you a life of luxury in the well-connected and well-loved location of Wixams.

Tenure: Freehold

- **** PART EXCHANGE CONSIDERED / ASSISTED MOVE AVAILABLE ****
- Super-sleek specifications, high-quality materials throughout
- Lutron smart lighting, underfloor heating, 3kW solar panels, EV charger
- Schuller kitchen with Neff appliances, ballroom-like lounge with bi-fold doors
- Five/six bedrooms, family bathroom, two en suite shower rooms
- Garage, multi-car driveway, south-west-facing garden
- Family-friendly location with a London connection

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

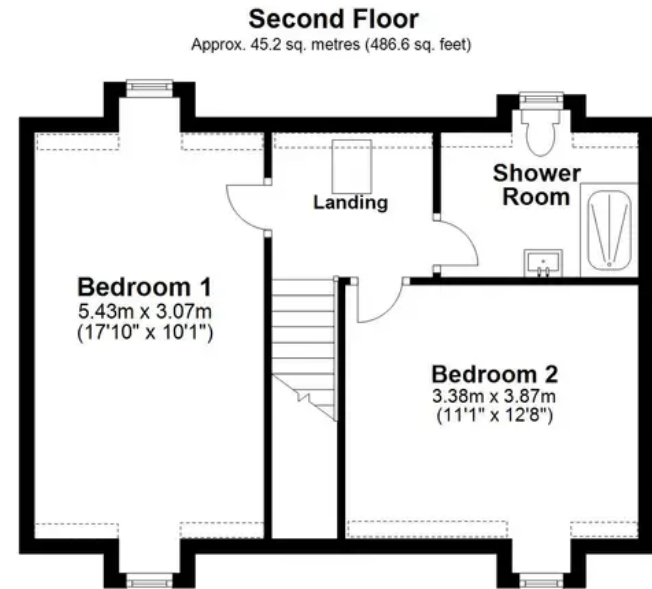
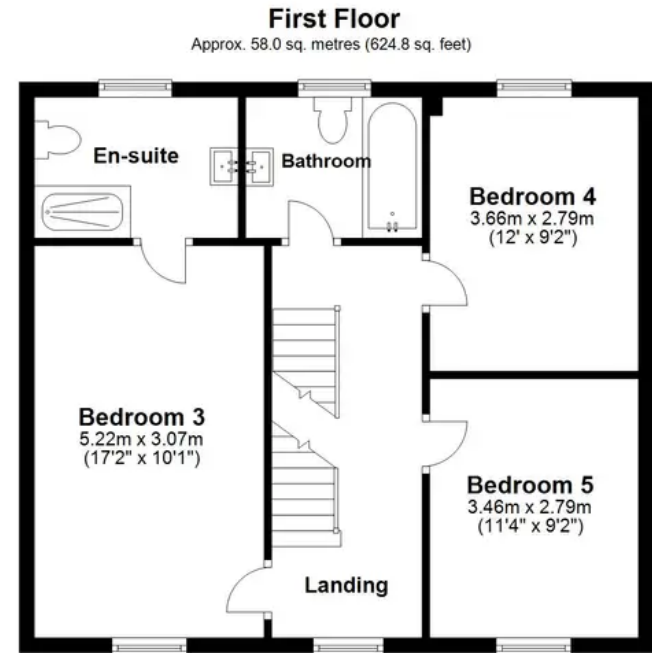
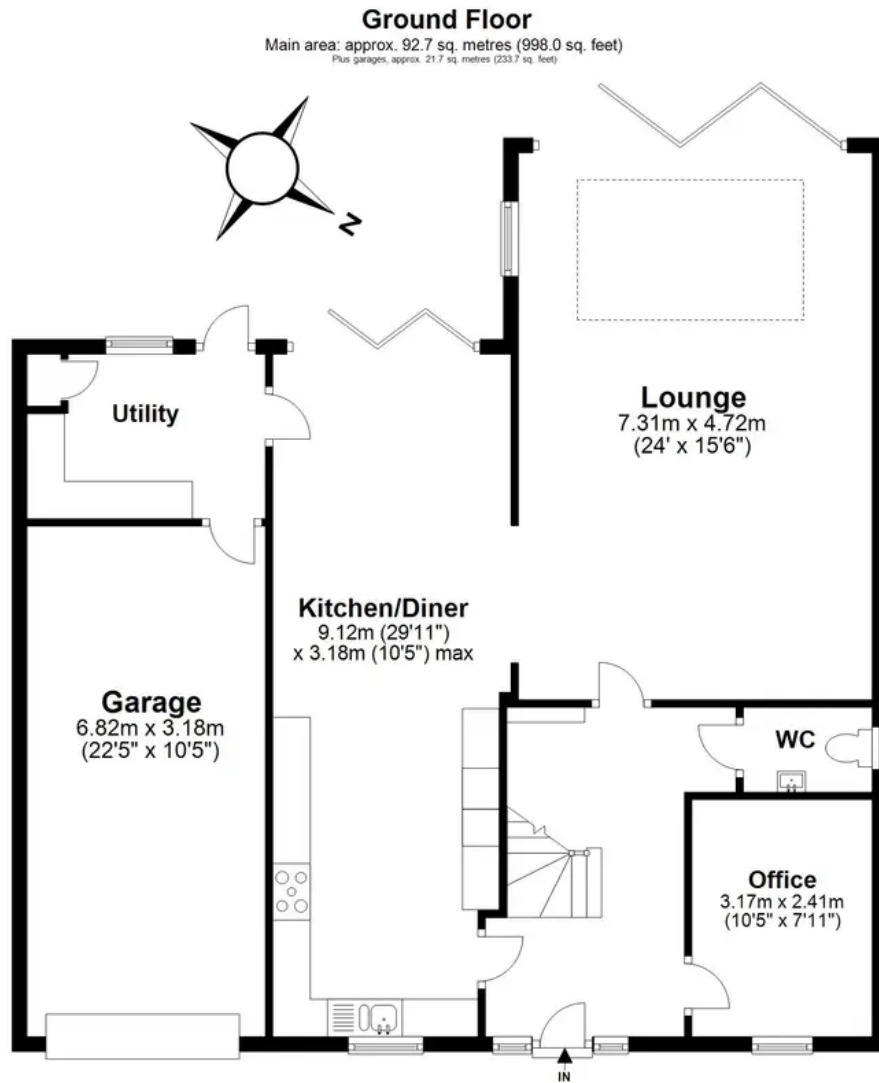
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances - All measurements are approximate.









Main area: Approx. 196.0 sq. metres (2109.4 sq. feet)
Plus garages, approx. 21.7 sq. metres (233.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents
Plan produced using PlanUp.



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