

**James
Kendall**
Estate Agents

32a High Street, Great Barford

Bedford

Offers Over **£650,000**

32a High Street

Great Barford, Bedford

This detached residence presents lots of space for your family, versatile accommodation for whatever your lifestyle, a mostly south-facing garden for maximum sunshine, and a multi-car driveway and a garage for plenty of off-road parking.

Tenure: Freehold

- Detached family residence with five bedrooms and two bathrooms
- Varied living areas, with lounge, dining room, office and home salon
- Expansive kitchen/diner in Shaker-style cabinetry with quartz surfaces
- Single garage, multi-car driveway, mostly south-facing rear garden
- Quiet village location walking distance of school, amenities and the river
- Easy access to the A421 and A1, and Bedford, St Neots and Sandy stations

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.

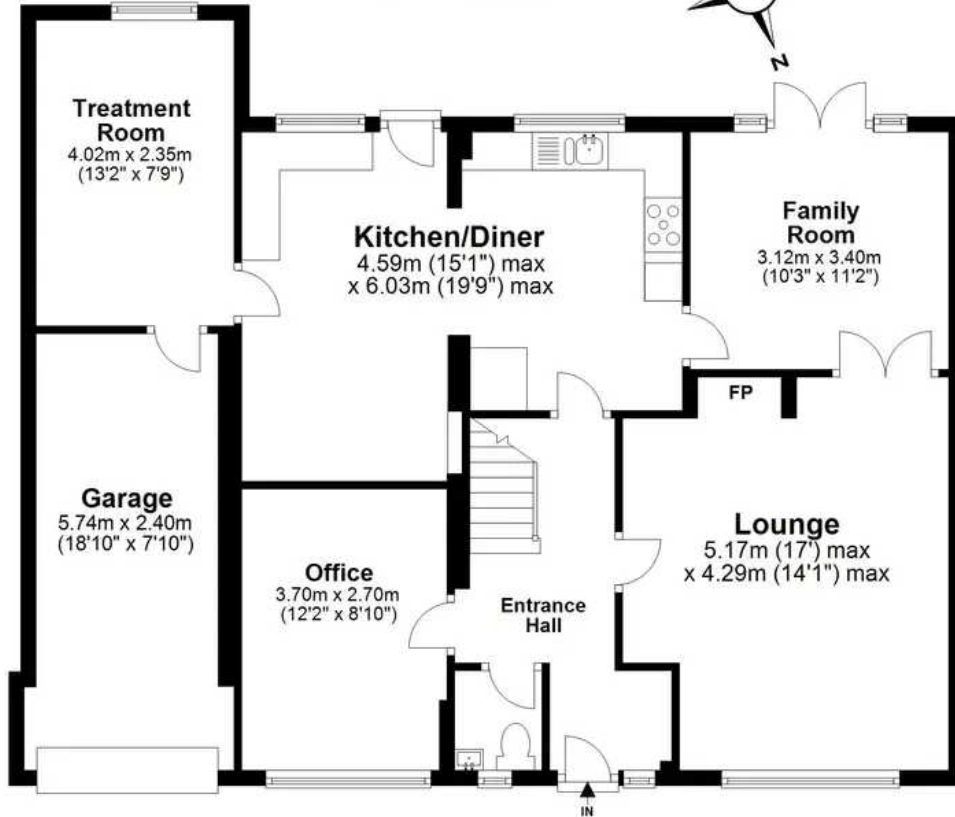
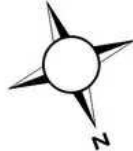






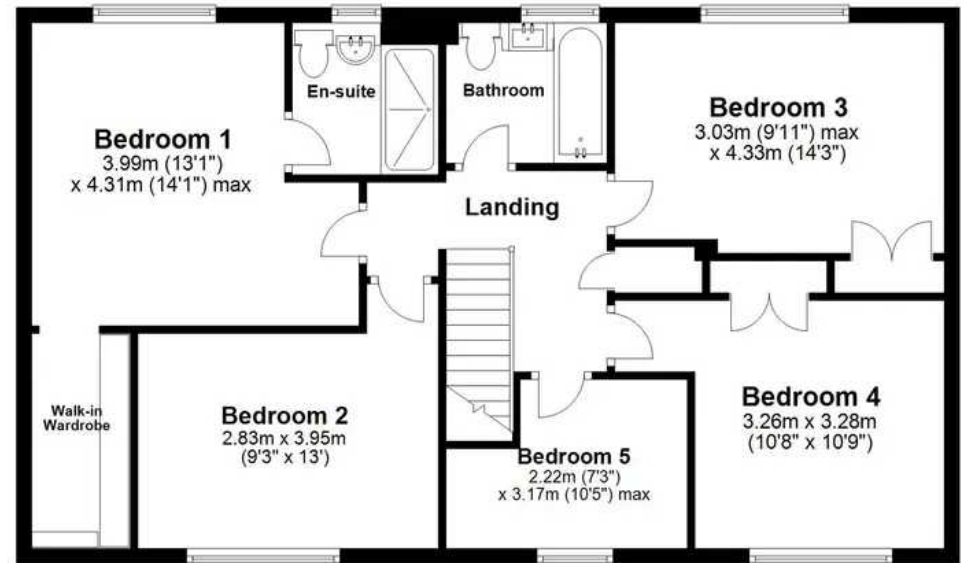
Ground Floor

Main area: approx. 88.0 sq. metres (947.2 sq. feet)
Plus garages: approx. 15.1 sq. metres (162.8 sq. feet)



First Floor

Approx. 82.4 sq. metres (886.5 sq. feet)



Main area: Approx. 170.4 sq. metres (1833.7 sq. feet)

Plus garages, approx. 15.1 sq. metres (162.8 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.



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