



**19 LANSLOWNE ROAD,
BEDFORD, MK40 2BY**

compass

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PRICE: £1,100,000 FREEHOLD

RARELY AVAILABLE AND BEAUTIFULLY PRESENTED 6 DOUBLE BEDROOM DETACHED VICTORIAN VILLA.

An excellent opportunity to acquire this 6 bedroom detached Victorian Villa presented in pristine condition throughout and offering a generous 3,859 sq. ft of living space over 3 floors, located in a desirable residential tree lined road close to Bedford town centre. Since occupation, the current owners have implemented a good size rear extension thus further enhancing the ground floor living space. This stunning property retains many character features to include deep skirtings and cornice to ceilings with the combination of all the modern day living conveniences one would expect of a property of this stature. The property is accessed via a welcoming entrance hall with solid oak flooring continuing throughout most of the ground floor and giving direct access to all the principle reception rooms to include: a spacious lounge with feature fireplace, an imposing dining room to the front aspect, a family room with double doors to the patio and ornate rear garden, cloakroom, dry cellar ideal for storage and a stunning kitchen (with granite worktops), breakfast family room with bi-fold doors to the patio and rear garden and a fitted utility room completes the ground floor layout. On the first floor is a charming master bedroom suite with a walk-in wardrobe and en suite bath/shower room, 2 further large double bedrooms, a fully fitted study and a four piece family bath/shower room. On the second floor you will find a further 3 large double bedrooms (one with en suite shower room) and a second family bath/shower room. Externally is a walled frontage with a driveway providing off road parking for 4 to 5 cars and a splendid rear garden predominantly laid to a circular lawn and extensive patio, seating area and a summer house with well stocked borders. This superb residence is in show home condition throughout, an internal inspection comes very highly recommended to fully appreciate the space and quality within.

The property is situated on a peaceful, tree-lined road approximately ¼ mile to the West of Bedford town centre, and local shops for day-to-day necessities are within easy walking distance as is Bedford town centre for extensive shopping facilities. The property falls within a good local authority school catchment for all age groups & the highly regarded Harpur Trust private schooling is in close proximity. The mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North. Excellent road links are available; mainly the A428 to N'hampton and access to the A1M, M1 Junction 13 and the A6 trunk road can be sourced via the Bedford southern bypass. The 60-acre Victorian Bedford Park & Robinson Indoor Swimming pool/Gymnasium are in the locality for leisure activities.

- IMMACULATE VICTORIAN VILLA
- OVER 3859 SQ FT (GIA)
- SIX BEDROOMS WITH 2 EN SUITES
- LARGE KITCHEN BREAKFAST FAMILY ROOM
- THREE LARGE RECEPTION ROOMS
- STUDY

- TWO BATH / SHOWER ROOMS
- GAS CENTRAL HEATING
- AMPLE OFF-ROAD PARKING
- IMMACULATE THROUGHOUT
- WALLED REAR GARDEN
- VIEWING STRONGLY ADVISED

Call Compass Executive Homes on 01234 214234 to arrange your viewing.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

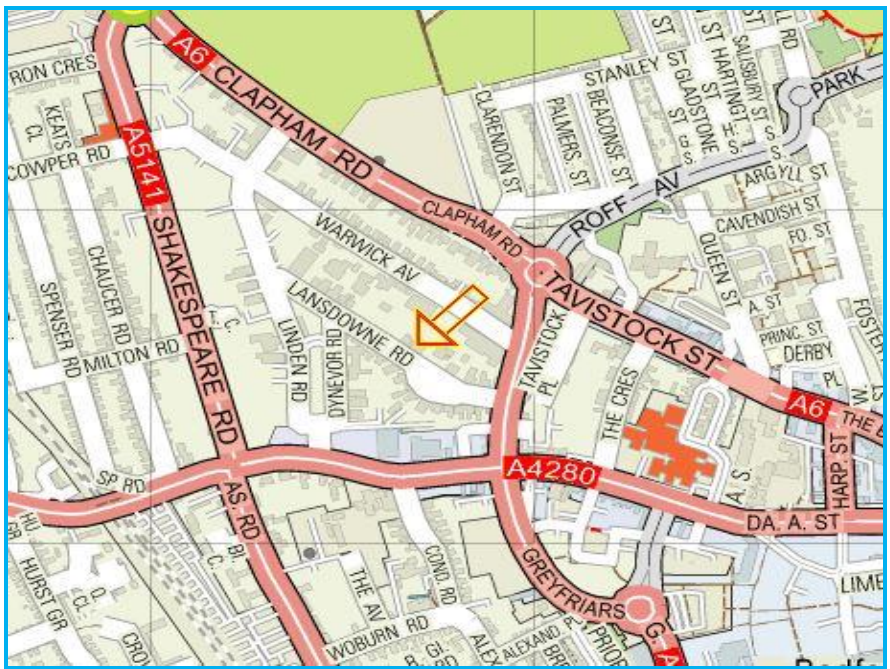
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate



19, Lansdowne Road, BEDFORD, MK40 2BY

Dwelling type: Detached house
Date of assessment: 18 November 2019
Date of certificate: 19 November 2019
Reference number: 9072-2878-6994-9591-5215
Type of assessment: RdSAP, existing dwelling
Total floor area: 346 m²

Use this document to:

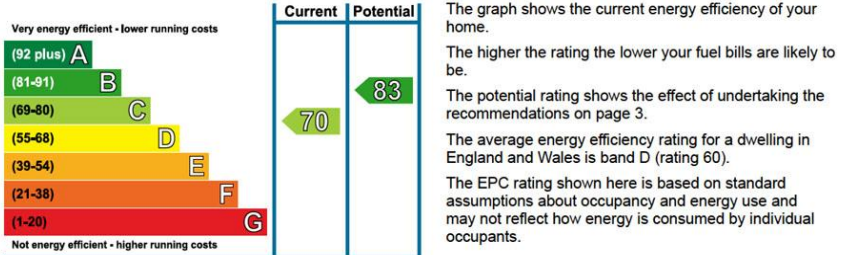
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,450
Over 3 years you could save	£ 2,268

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 438 over 3 years	
Heating	£ 5,592 over 3 years	£ 3,321 over 3 years	
Hot Water	£ 420 over 3 years	£ 423 over 3 years	
Totals	£ 6,450	£ 4,182	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

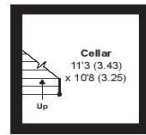
Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,911
2 Floor insulation (suspended floor)	£800 - £1,200	£ 360
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 990

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

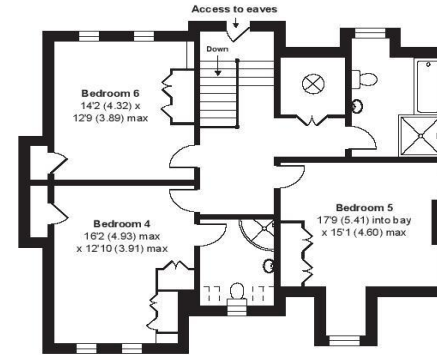
Lansdowne Road, Bedford, MK40

APPROX. GROSS INTERNAL FLOOR AREA 3859 SQ FT 358.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

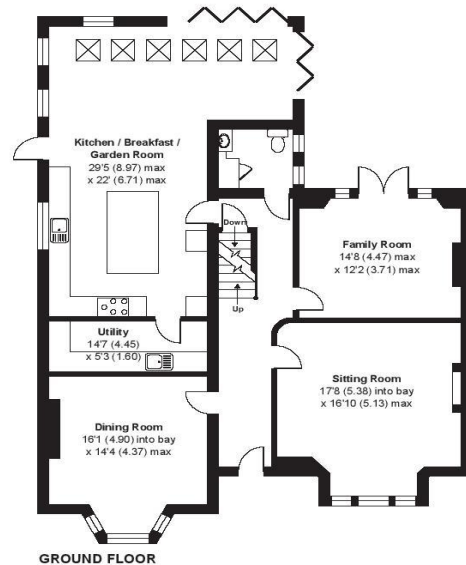
Denotes restricted head height



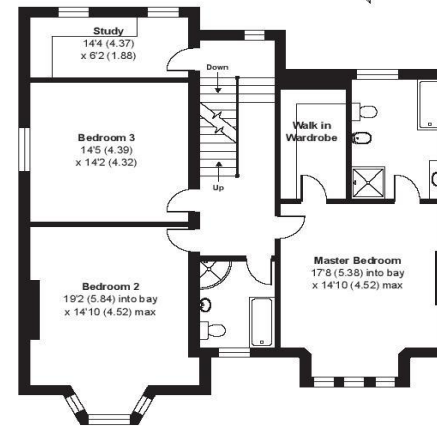
LOWER GROUND FLOOR



SECOND FLOOR



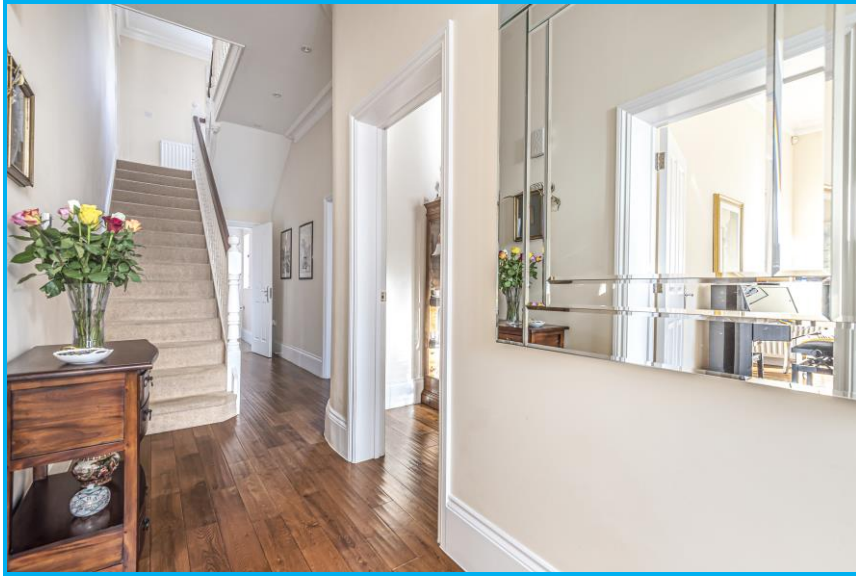
GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.









COMPASS EXECUTIVE HOMES

**Compass House
14-16 Bromham Road
Bedford MK40 2QA**

T: 01234 270333

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk