



**49 HATFIELD CRESCENT  
BEDFORD, MK41 9RD**

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**ASKING PRICE: £279,950**

## **AN EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME IN A QUIET AND DESIRED LOCATION.**

A good opportunity to purchase this well presented 3 bedroom semi-detached property located on a desirable residential road in the heart of Goldington and benefitting from a single storey full width rear extension. The property has been well maintained offering well-balanced light, airy and spacious accommodation over 2 floors and is being offered for sale with no upward chain. The layout is as follows: Entrance porch to entrance hall, bay fronted dining room to the front aspect, lounge, open plan to family room with sliding doors to the patio and south facing rear garden, galley style fitted kitchen with space for all the desired appliances and a designated breakfast area with sliding doors to the patio, side lobby with cloakroom, shower room and walk-in storage cupboard. On the first floor: 2 x large double bedrooms, 1 x generous single bedroom and a family bathroom. Externally is a walled frontage with extensive monoblock driveway providing off-road parking for 2/3 cars and a fantastic rear garden measuring 40ft x 30ft approx with a south facing aspect predominantly laid to lawn and patio with gated rear access to a large expanse of greenery and children's play area and a garden shed/workshop with power and light within the garden. A realistically priced solid property in a sought after location.

The property benefits from: UPVC double glazed doors and windows, UPVC soffits, fascias and gutters, gas to radiator central heating, full width rear extension, south facing garden and is being offered for sale with no upward chain.

Hatfield Crescent is situated close to a host of local amenities and is a short walk away from the Priory Marina restaurant, Country Park and lakes for beautiful scenic walks. Bedford town centre is approximately 2 miles away and offers extensive shopping facilities, the main bus station, and on the Western fringe of the town, the main railway station serving fast and frequent commuter links to London and the North. Excellent schooling is available, notably the highly regarded Harpur Trust schools, and the property is also located within a very good local authority catchment area for all age groups. The property offers good vehicular access to Bedford's Southern Bypass with links to the A1(M), Junction 13 M1 Motorway, Milton Keynes, and Northampton.

- 3 BEDROOMS
- DINING ROOM
- GALLEY KITCHEN/BREAKFAST ROOM
- LOUNGE/FAMILY ROOM
- DOWNSTAIRS SHOWER FACILITY
- CLOAKROOM
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- UPVC DOUBLE GLAZED DOORS AND WINDOWS
- NO UPWARD CHAIN

**Call Compass Residential Homes on 01234 214234 to arrange your viewing.**

## EPC:

**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.**

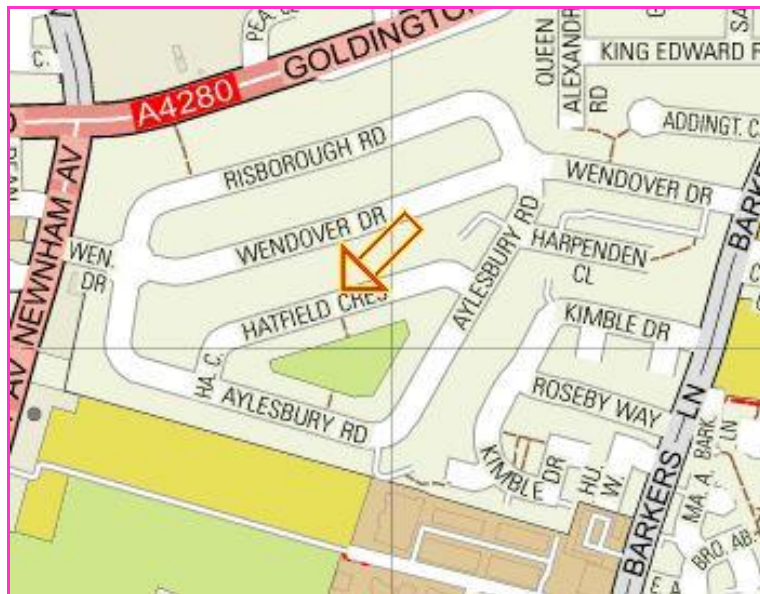
**PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.**

**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:



## Energy Performance Certificate



49, Hatfield Crescent, BEDFORD, MK41 9RB

Dwelling type:	Semi-detached house	Reference number:	2528-5010-7296-7800-6244
Date of assessment:	22 June 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	22 June 2020	Total floor area:	115 m <sup>2</sup>

### Use this document to:

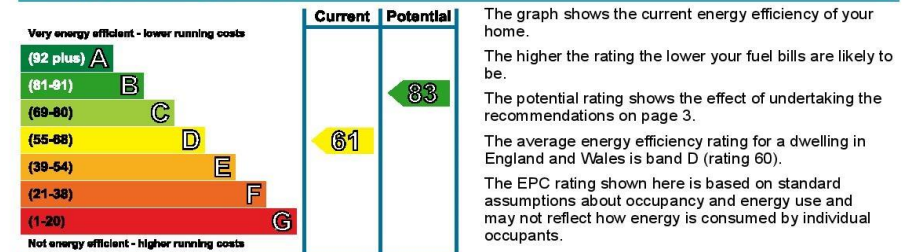
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,384</b>
<b>Over 3 years you could save</b>	<b>£ 1,113</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	
Heating	£ 2,340 over 3 years	£ 1,770 over 3 years	
Hot Water	£ 771 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 3,384</b>	<b>£ 2,271</b>	

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



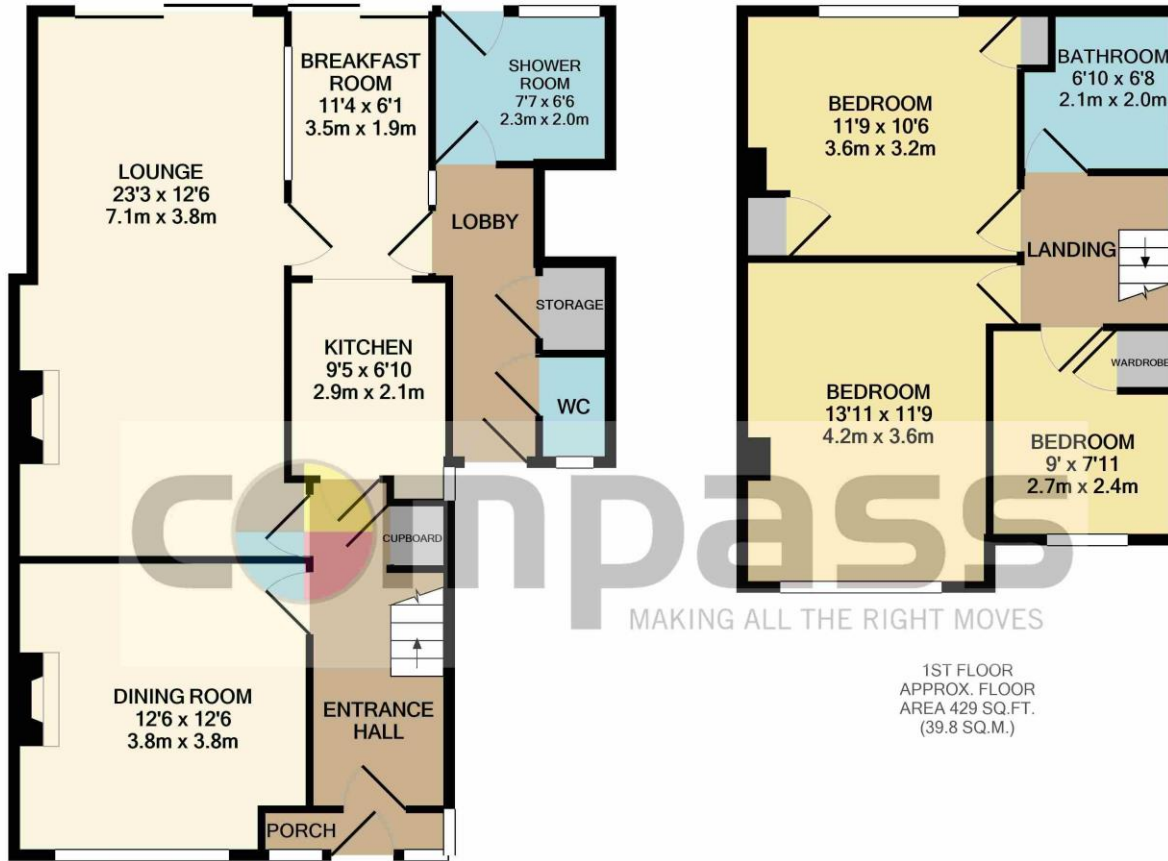
### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 150
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42
3 Hot water cylinder thermostat	£200 - £400	£ 246

See page 3 for a full list of recommendations for this property.

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

**FLOORPLAN:**



GROUND FLOOR  
APPROX. FLOOR  
AREA 767 SQ.FT.  
(71.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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