



**13 Starling Way,
Bedford MK41 7HW**

**Taylor
Brightwell**



A spacious, extended three bedroom semi detached house with a superb and beautifully maintained rear garden located in the highly regarded Birds Area of Brickhill close to a range of local shops, schools and amenities and providing good access to the town centre and mainline train station.

This hugely popular style of property has been extended to the front and benefits from a larger than average entrance hall with a downstairs cloakroom, a large five piece family bathroom and three good sized bedrooms. There is also a 22'10 open plan sitting/dining room with doors to the rear garden and a separate kitchen/breakfast room. Outside there is a driveway to the front providing off road parking leading to the single garage and to the rear the wonderful 90ft long garden which has a well tended lawn, colourful and established borders and a raised decked seating area.

The property has great potential to extend to the rear if required (STPP) and is offered for sale with no upward chain.

Viewing is highly recommended.

- * **3 Good Sized Bedrooms**
- * **Spacious Sitting/Dining Room**
- * **Kitchen/Breakfast Room**
- * **Large Family Bathroom**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **Superb Rear Garden**
- * **Garage**
- * **No Upward Chain**
- * **Viewing Highly Recommended**

FREEHOLD



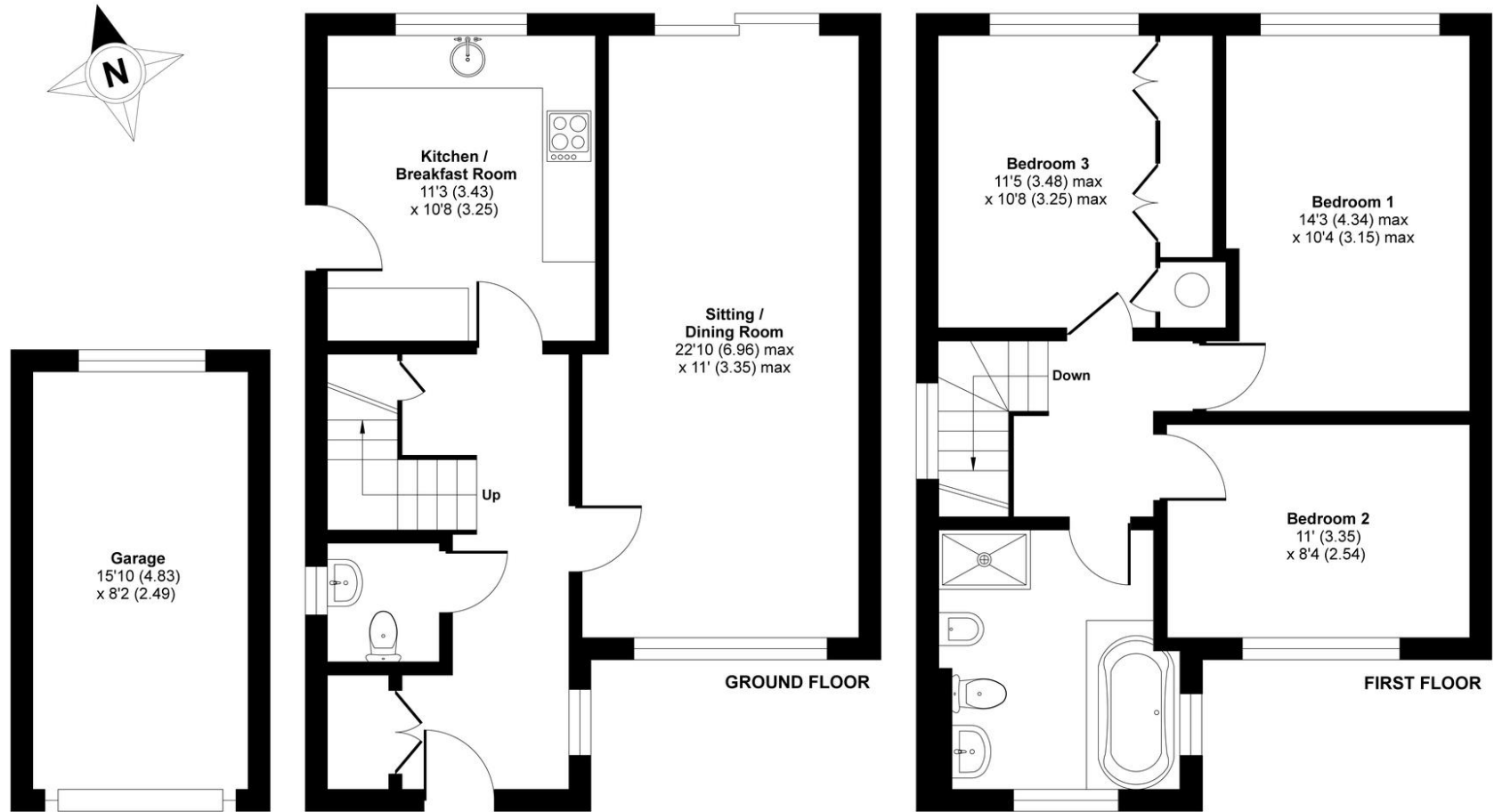
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Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation and we would ask for co-operation in order that there is no delay in agreeing a sale.

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



Approximate Area = 1026 sq ft / 95.3 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Taylor Brightwell. REF: 738070