



43 Curlew Crescent, Brickhill,
Bedford MK41 7HX

Taylor
Brightwell



A three double bedroom semi-detached house backing on to woodland with a large, private rear garden and a tandem length garage situated in the ever popular Birds area of Brickhill. The property is ideally located for access to the town centre, railway station and local amenities.

The light and bright accommodation includes a front porch leading to the hallway with cloakroom, a separate sitting room, fitted kitchen, and a separate dining room leading on to a good sized conservatory with doors out to the large and private rear garden. The first floor benefits from a roomy landing with 3 double bedrooms and a family bathroom.

Outside there is ample parking to the front and side leading to a tandem garage with workshop to the rear. The rear garden has a patio area and is mainly laid to lawn.

This has been a family home for many years and has scope for the next owner to add their own stamp and even extend (SSTP)

Viewing highly recommended.

- * **3 Bedroom Semi-Detached**
- * **Separate Reception Rooms**
- * **Conservatory**
- * **Cloakroom**
- * **3 Double Bedrooms**
- * **Gas Radiator Heating**
- * **Double Glazed**
- * **Tandem Garage & Workshop**
- * **Large Rear Garden**

FREEHOLD

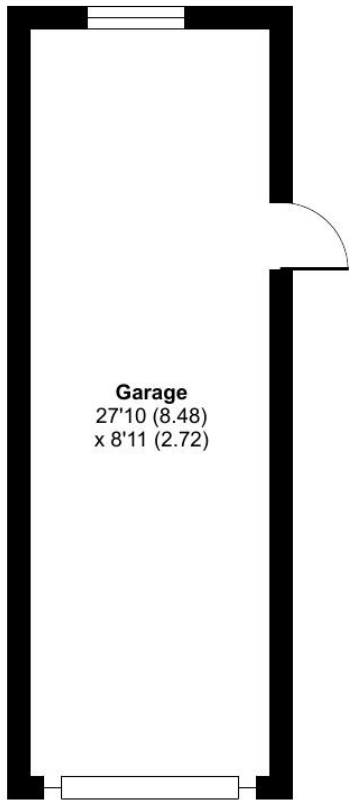


"Hassett House", Hassett Street, Bedford MK40 1HA

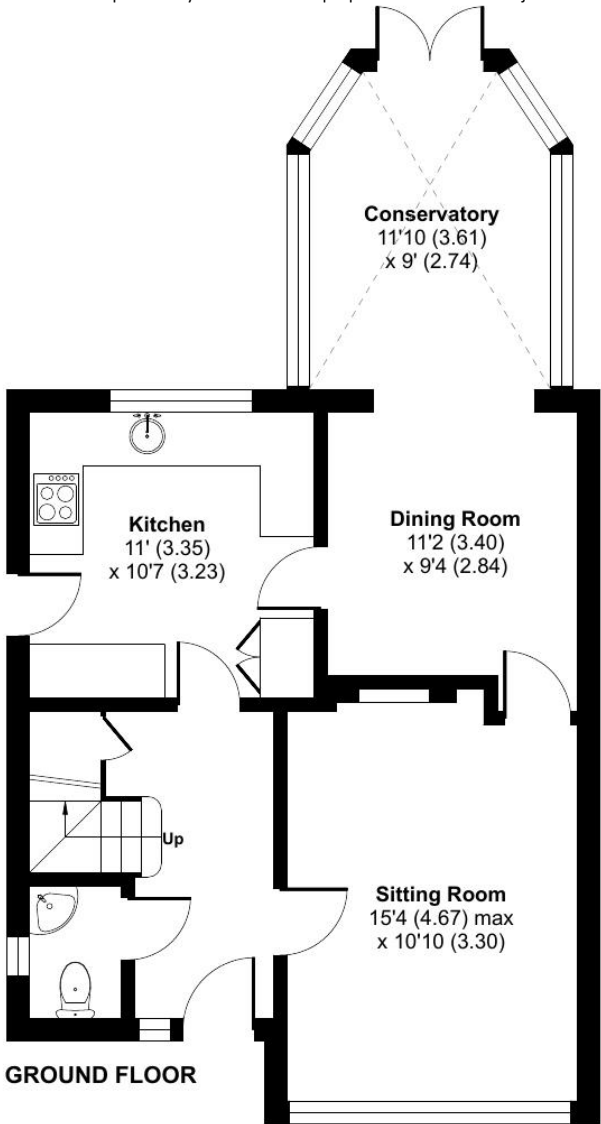
www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

01234 326444

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.



Garage
27'10 (8.48)
x 8'11 (2.72)



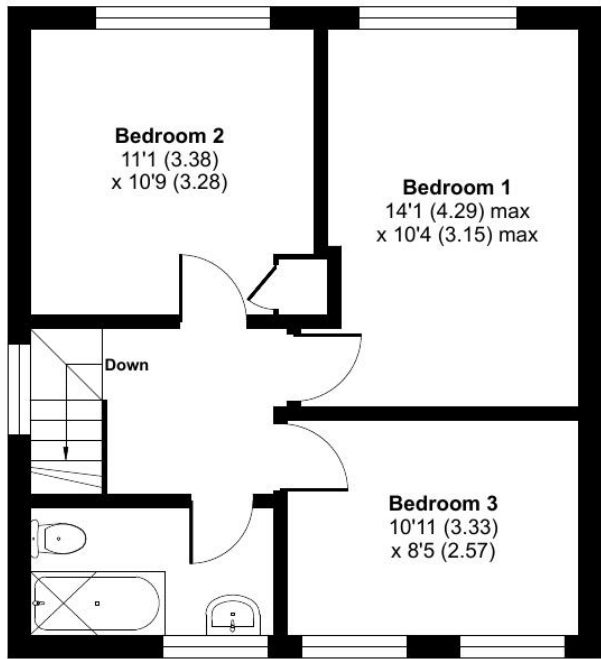
GROUND FLOOR

Conservatory
11'10 (3.61)
x 9' (2.74)

Kitchen
11' (3.35)
x 10'7 (3.23)

Dining Room
11'2 (3.40)
x 9'4 (2.84)

Sitting Room
15'4 (4.67) max
x 10'10 (3.30)



FIRST FLOOR

Bedroom 2
11'1 (3.38)
x 10'9 (3.28)

Bedroom 1
14'1 (4.29) max
x 10'4 (3.15) max

Bedroom 3
10'11 (3.33)
x 8'5 (2.57)



Approximate Area = 1063 sq ft / 98.7 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). © n1checom 2023. Produced for Taylor Brightwell. REF: 1013076