

8 Bed Detached In Rothsay Place , Bedford, MK40 3PX

£1,950,000



SHORT DESCRIPTION

Property Ref: 16166 A substantial fully detached eight-bedroom freehold house offering circa 3800 sq ft of elegant and versatile living space on one of the areas most distinguished residential streets in Bedford town centre. Set across two expansive floors, this impressive home provides exceptional width and volume, superb natural light, and a rare abundance of entertaining space. The ground floor has been recently extended and refurbished and features a separate dining room and a grand reception room with glorious ceiling heights (3.48m), benefiting from south-facing bay windows that flood the space with natural light. The upper floors offer eight well-balanced bedrooms and eight en-suites bathrooms. Located on Rothsay Place, a tree-lined street known for its handsome architecture and community feel, the house is ideally positioned for transport connections and local amenities. The picturesque Embankment is close by for riverside walks. For those commuting into London, Bedford rail station is approximately 0.5 miles away offering fast links into London St Pancras Station in 40mins Property Type: Detached Full selling price: £1950000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: C Measurement: 3530.56 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing, Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

8

Bed Room(s)

9

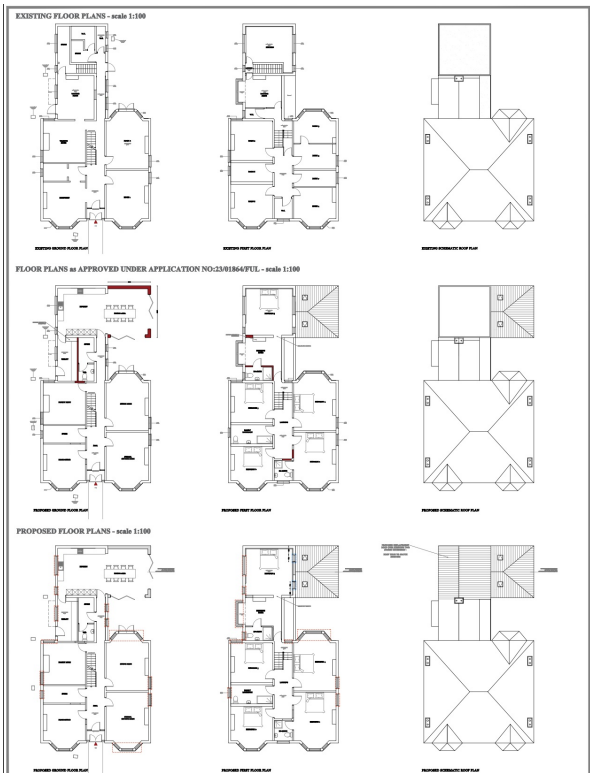
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



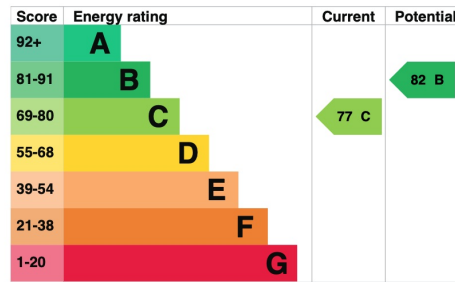
EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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