



**Berry Drive, Bromham, Bedford, MK43 8QA**  
**Guide price £450,000 Freehold**



A rare opportunity to purchase this established and tastefully extended 3 bedroom semi detached house situated in the much sought after village of Bromham.

The property is presented in excellent order through out and offers family accommodation to include, generous entrance hall, guest cloakroom, spacious Lounge/Diner, separate sun room, extended kitchen, 3 good size first floor bedrooms and a family bathroom.

Externally the property offers a frontage that provides parking for 2 cars, leading to a gated and covered driveway area which gives access to the original garage/storage area. The treasured rear garden provides an abundance of established flower beds and borders along with established trees and two seating areas for entertaining.

Internal viewing is highly recommended on this highly desirable property.

Entrance Hall

Cloakroom

Lounge Area

13'11 x 11'1 (4.24m x 3.38m)

Dining Area

12'10 x 11'1 (3.91m x 3.38m)

Sun Room

10'6 x 9'3 (3.20m x 2.82m)

Kitchen

16'03 x 9'1 (4.95m x 2.77m)

First floor landing

Master Bedroom

12'5 x 11'1 (3.78m x 3.38m)

Bedroom 2

11'5 x 11'1 (3.48m x 3.38m)

Bedroom 3

9'1 x 9'1 (2.77m x 2.77m)

Council Tax: Bedford E

Family Bathroom

Garage/storage

15'8 x 8'5 (4.78m x 2.57m)

Driveway with parking for 2 cars

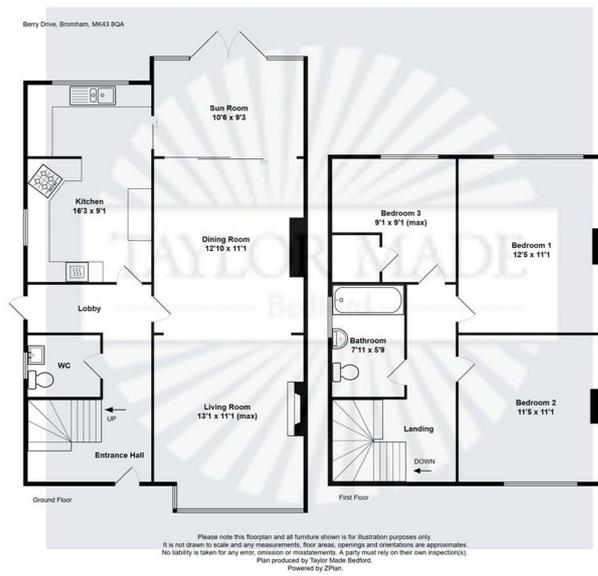
Mature gardens to front and rear

Bromham, Beds

Bromham is considered to be one of Bedford's most highly prized villages and boasts many beautiful listed buildings and open spaces. Located just to the west of Bedford, Bromham is approximately 2 miles from Bedford Train station which offers transport into Luton in 20 minutes, London St Pancras in under 40 minutes and beyond. Bromham also serves commuters well with direct access to the A428, the M1 J14 and 13 going north and south bound and also to the A1M. Bromham village offers a water mill and a medieval bridge over the River Great Ouse. Local facilities include public houses/restaurants, a village church, lower school, doctors surgery and a Budgens superstore.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

