



39 Bedford Road

Cranfield, MK43 0EX

Offers Over £400,000

CRANES

Hidden behind an established conifer hedgerow affording a very high degree of privacy is this absolute gem of a three bedroom home in an extremely sought after non-estate location. The gardens and grounds of this property have to be seen to be believed and give space to covered gated parking for several vehicles, two separate summerhouses with power and light, a patio area for entertaining as well as extensive and mature plant and shrub borders. Internally, the house has been thoughtfully modernised by its current owners over the years, with a rear extension now providing a downstairs cloakroom and a utility room. The accommodation fully comprises of entrance hall, downstairs cloakroom, lounge, dining room, kitchen, utility room, three double bedrooms and a family bathroom. Externally, the property comes with its own gated entrance leading onto the gravel driveway, superb wraparound gardens and two summerhouses. Properties like this do not come to market everyday of the week and an early viewing is an absolute must to avoid missing out.

- THREE BEDROOMS
- SEMI DETACHED
- STUNNING CONDITION
- EXTENDED
- GATED PARKING
- HUGE GARDENS
- GREAT PRIVACY
- NON ESTATE LOCATION
- VERY INDIVIDUAL

Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.



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1



2



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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