



8 Ellis Road, Bedford, MK41 9DW







8 Ellis Road
Bedford
MK41 9DW

OIEO £700,000

Wonderful characterful home
on a quarter of an acre plot
in a sought after location...

- Reception hall
- Living room
- Dining room
- Kitchen/breakfast room
- Cloakroom
- Master bedroom with en suite
- Three further bedrooms
- Family bathroom
- Separate WC
- Garage
- 0.25 acre plot (sts)
- Freehold



- Council Tax Band F
- Energy Efficiency Rating D



We are delighted to offer for sale this very well-located, good looking, family home built in 1938.

The property sits on a large plot extending to almost a quarter of an acre, subject to survey, and must be just about the closest thing there is to being in the countryside whilst still being so close for access to all that Bedford has to offer.

This lovely home has been in the same ownership since 1972 and much improved and extended in that time whilst still leaving scope for further additions and upgrades if required.

A spacious reception hall provides access to a large dining room at the front of the property which leads on to a store room and a work room. There is also access from the hall to a large living room at the rear, and access from the hall to the kitchen/breakfast room. Stairs rise from the hall to the first floor. There is a cloakroom off the rear hall.

The first floor boasts a superb master bedroom with a lovely spacious en suite. There is a further double bedroom, two single bedrooms, a bathroom and a separate WC.





There is gas fired central heating although it is recommended that the existing boiler is renewed. All the windows have been replaced in recent years with PVCu double glazed replacement units.

Externally this property does not disappoint. There is a lovely front garden and driveway which leads through gates to a garage and garden store room beyond.

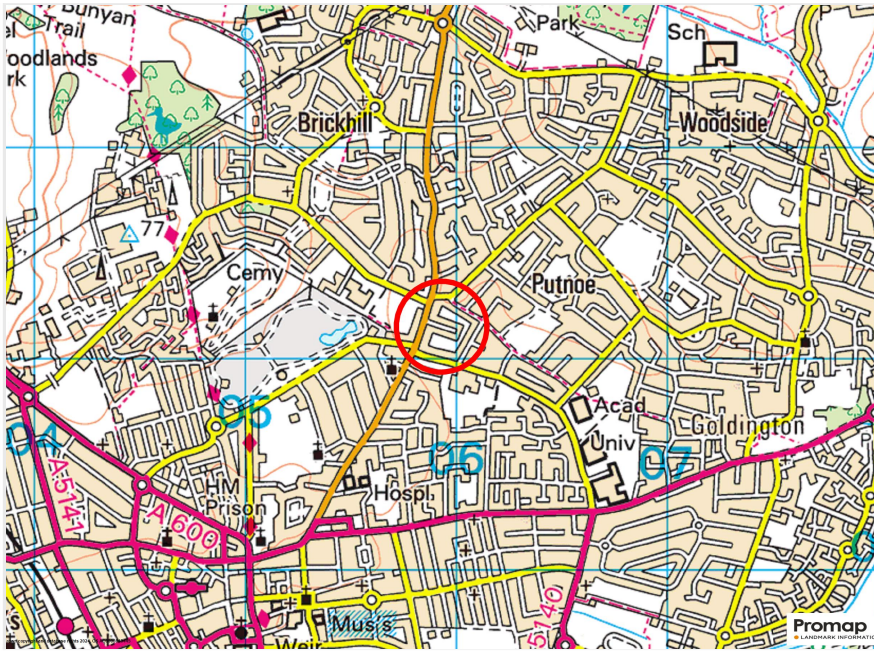
The rear garden is well landscaped and divided in to various sections including a kitchen garden at the rear. This really is a garden where only a personal inspection will suffice.

Bedford's sixty-two-acre Victorian park with its café, public tennis courts and leisure centre is within walking distance as is Mowsbury Golf & Squash Centre and Mowsbury Park and Putnoe Woods, ideal for leisurely walks and where another park café and further public tennis courts can be found.

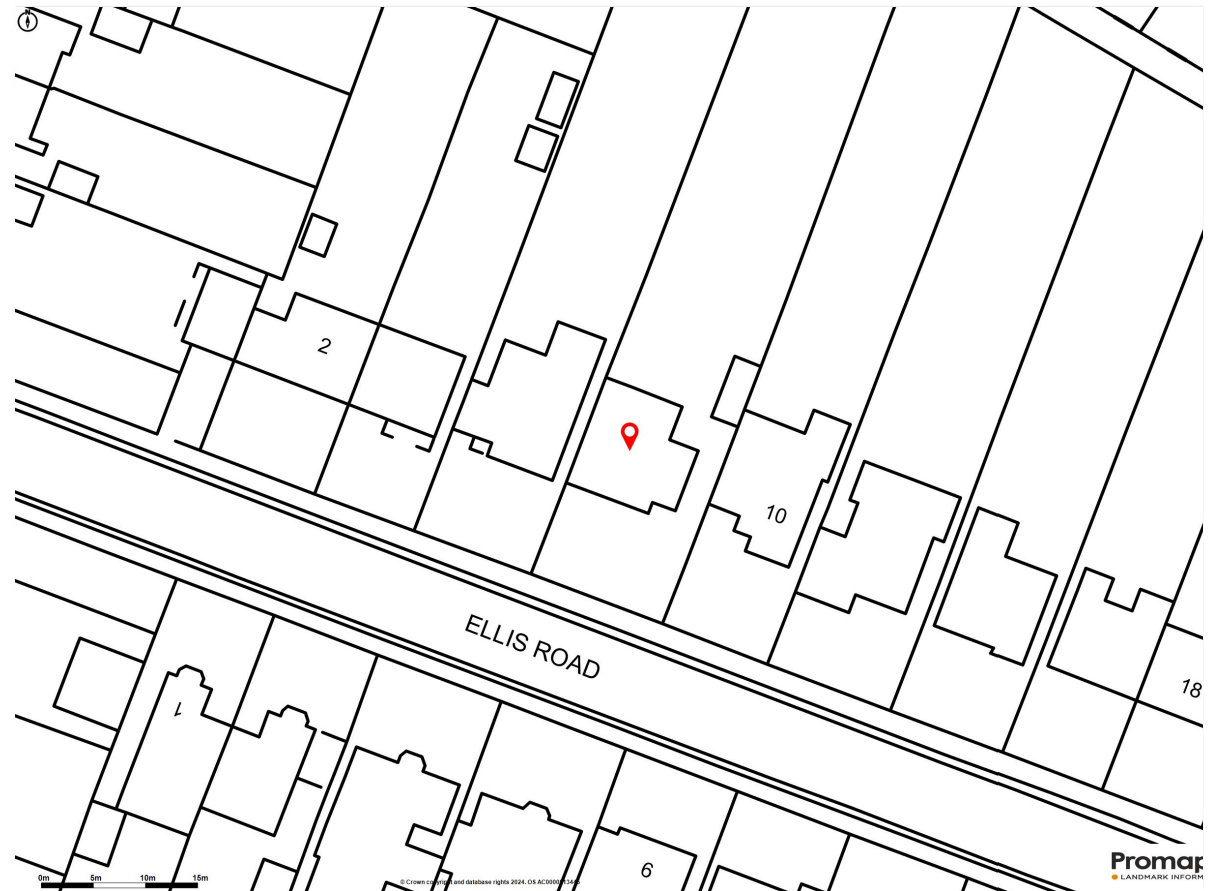
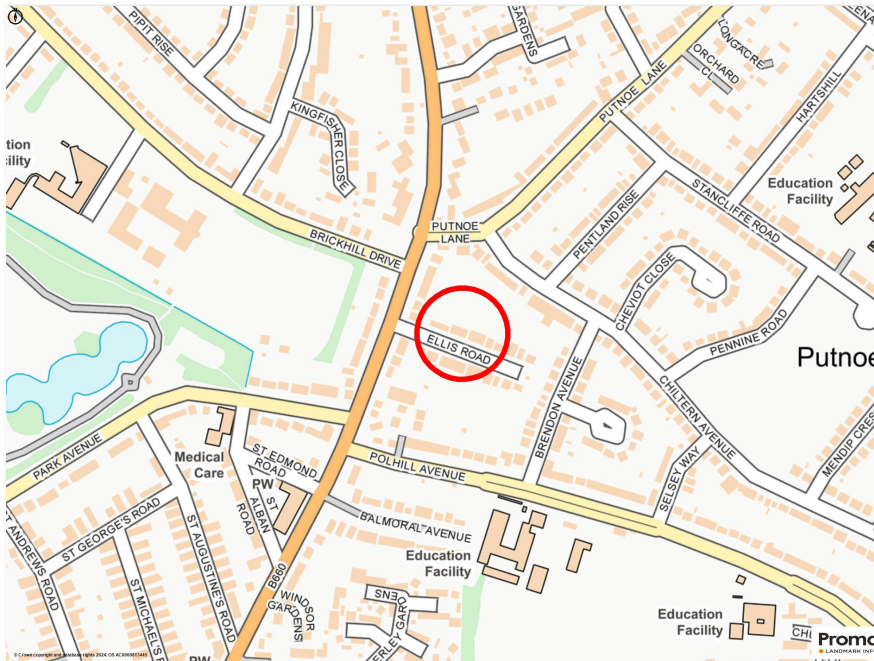
Secondary shopping is available in nearby Chiltern Avenue and the popular Park Pub & Kitchen is also within walking distance.

The property is well located for access to Bedford's town centre with its full range of shopping, recreational and highly regarded independent and state schools. Bedford's station is also handy for fast and frequent services to the capital as is Bedford's southern bypass that links the A1 with the M1.





Bedford Railway Station 2 miles • Milton Keynes Station 19 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 miles • Luton Airport 25 miles • Stansted Airport 50 miles • London 60 miles



Ellis Road, Bedford, MK41

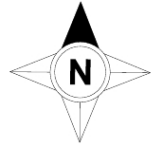
Approximate Area = 1692 sq ft / 157.1 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

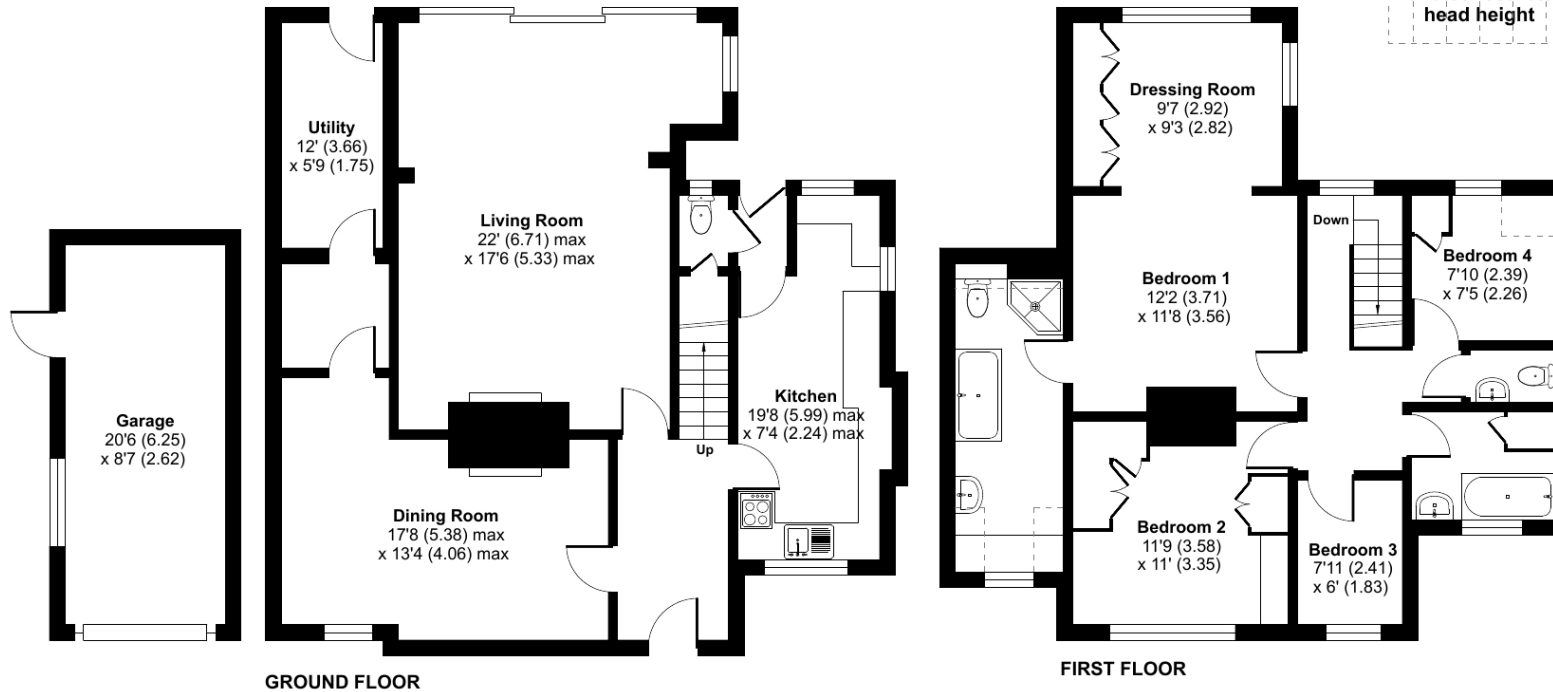
Garage = 178 sq ft / 16.5 sq m

Total = 1895 sq ft / 176 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1139617



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Lyses Street, Bedford, Bedfordshire, MK40 1EZ

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 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 consent relating to this property and therefore, any interested applicant 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.

