



22 Meadfoot Place, Bedford MK41 7GH





22 Meadfoot Place  
Bedford  
MK41 7GH

Guide £575,000

Four double bedroom, family home...

Cloakroom

Living room

Dining room

Garden room

Study

Kitchen

Utility room

Four double bedrooms, two en suite

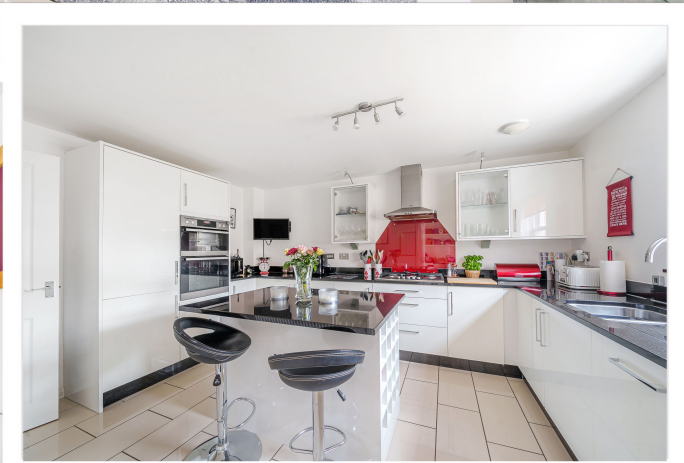
Family bathroom

Double garage

Landscaped gardens

Freehold

- Council Tax Band F
- Energy Efficiency Rating C





## Beautifully presented with an excellent outlook...



An opportunity to acquire a very well cared for family home that impresses from the moment that you step through the front door from the entrance porch.

A spacious reception hall greets you where stairs rise to the first floor and doors lead off to all of the principal rooms.

There is a good size study overlooking the front, an excellent living room with French doors leading through to a beautiful garden room, a well-equipped kitchen with a utility room off and a separate dining room.

The first floor offers four double bedrooms with two having en suites and there is a family bathroom with a separate shower.

Additional benefits include gas fired central heating and quality PVCu double glazed replacement windows and doors.

The gardens to both front and rear are fully landscaped with plenty of off road parking on the drive leading to the detached double width garage and a beautifully designed rear garden with seating areas, borders and artificial grass adding to the very low maintenance nature of the garden.

Woodlands Park is a very sought after location, with its own country park and Clapham Woods are close by. There are many countryside walks, but local shops, services and schools are only a short distance away, with Brickhill Primary, Scott Primary, St Thomas More and Mark Rutherford schools all being with reasonable walking distance. Bedford's town centre amenities are within easy reach and include many different shops, restaurants and cafes. For the commuter, there are fast and frequent rail services to the capital. Regular bus services run to Bedford's town centre and by road there is good access to the A6, the A421, the A1 and the M1.



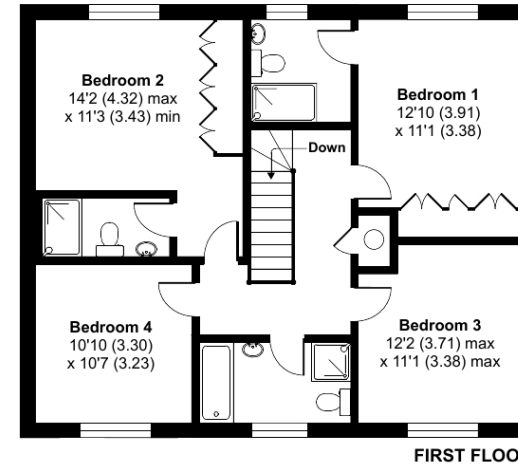
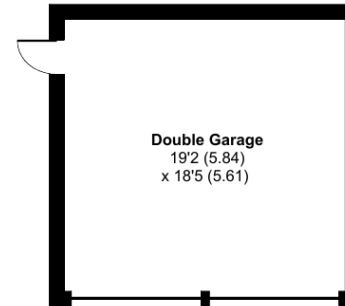
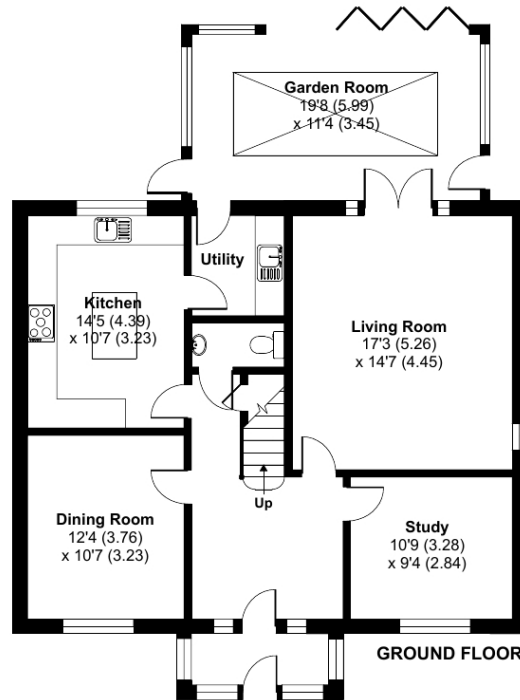
# Meadfoot Place, Bedford, MK41

Approximate Area = 2099 sq ft / 195 sq m

Garage = 354 sq ft / 32.9 sq m

Total = 2453 sq ft / 227.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1175616



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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.

