



40 Eagle Gardens, Bedford MK41 7FE



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Bedford
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Guide £500,000

Well presented detached four
bedroom home...

Detached
Chain free
Cloakroom
Separate reception rooms
Refitted kitchen
Office
Four bedrooms
Refitted en suite
Refitted bathroom
Garage and driveway
Freehold

- Council Tax Band E
- Energy Efficiency Rating D



Located in a popular cul de sac...



Lane and Holmes are delighted to offer for sale this well-presented detached home in Eagle Gardens in Bedford available with no onward chain, within striking distance of Bedford train station and benefitting from a southwest facing garden.

The accommodation is over two floors and includes an entrance hall, cloakroom and there is a bay-fronted lounge. To the rear of the property is a formal dining room with a connecting door to a refitted kitchen/breakfast room with a range of high gloss units, a utility area with space for a washing machine and tumble drier, and there is also a built-in dishwasher. The ground floor also provides an office, which along with the dining room provides access to the rear garden.

Moving to the first floor there is a sizeable

master bedroom with a range of fitted wardrobes as well as a refitted and redesigned shower room complete with a walk-in shower. There are two further double bedrooms and a fourth, smaller bedroom. The family bathroom has been similarly redesigned and incorporates a bath and a further easy access shower.

Further benefits of the property include double glazing and gas fired heating.

Moving outside, the property offers a block paved driveway which leads to a single garage with power and light. There is side access leading to the rear garden which is mainly laid to lawn and also offers well stocked borders and a paved patio area.

Eagle Gardens is within walking distance of Bedford's sixty-two acre Victorian park and approximately one mile from Bedford's town centre with its wide ranging facilities that include excellent shopping, leisure and entertainment together with Bedford's famed embankment alongside the River Great Ouse.



Eagle Gardens, Bedford, MK41

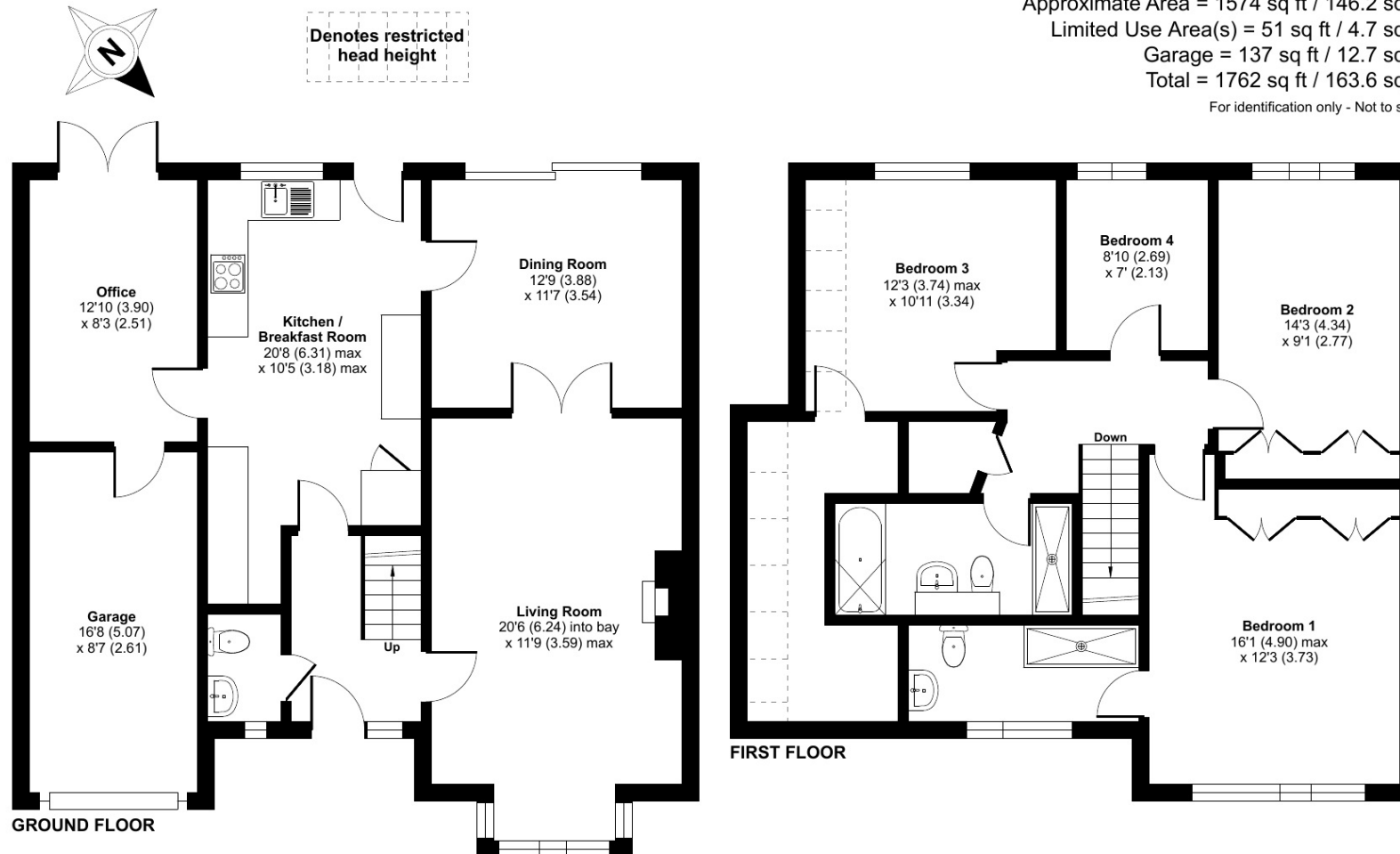
Approximate Area = 1574 sq ft / 146.2 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1762 sq ft / 163.6 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: 1204551



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