



122 Brooklands Avenue, Wixams, Bedford, MK42 6AB



122 Brooklands Avenue
Wixams
Bedford
MK42 6AB

Price £375,000

Beautifully presented family
home with lakeside views...

Link detached home
Beautifully presented
Kitchen/diner
Bay-fronted living room
WC
Three bedrooms
Two bath/shower rooms
Views over Wixams Lake
Garage and parking
Freehold

- Council Tax Band D
- Energy Efficiency Rating C



Offering access to a range of local amenities...



We are delighted to offer for sale this well presented modern family home, which is located in the ever popular Wixams development.

A spacious entrance hall welcomes you into the property and includes a convenient cloakroom. From here, you are led through to the generous kitchen/diner, which features wood-effect units, integrated appliances and gloss tile flooring. There is ample space for dining, along with patio doors that open out to the garden—perfect for entertaining or relaxing.

The living room is equally spacious and benefits from elegant bay-fronted sash windows, filling the space with natural light and adding a touch of classic charm.

Upstairs, the first floor offers three well-proportioned bedrooms. The master bedroom features fitted wardrobes and an en suite shower room. Two further bedrooms are served by the contemporary family bathroom.

Outside, the private rear garden features low-maintenance Astroturf and attractive decking—an ideal space for socialising or enjoying the outdoors. A gate provides access to a single garage, with additional parking available directly in front. To the front of the home, there is a metal railing and a neatly paved area.

The property is ideally situated for scenic walks along Wixams Lake and benefits from close proximity to local shops and well-regarded schools, making it a perfect choice for families and professionals alike.

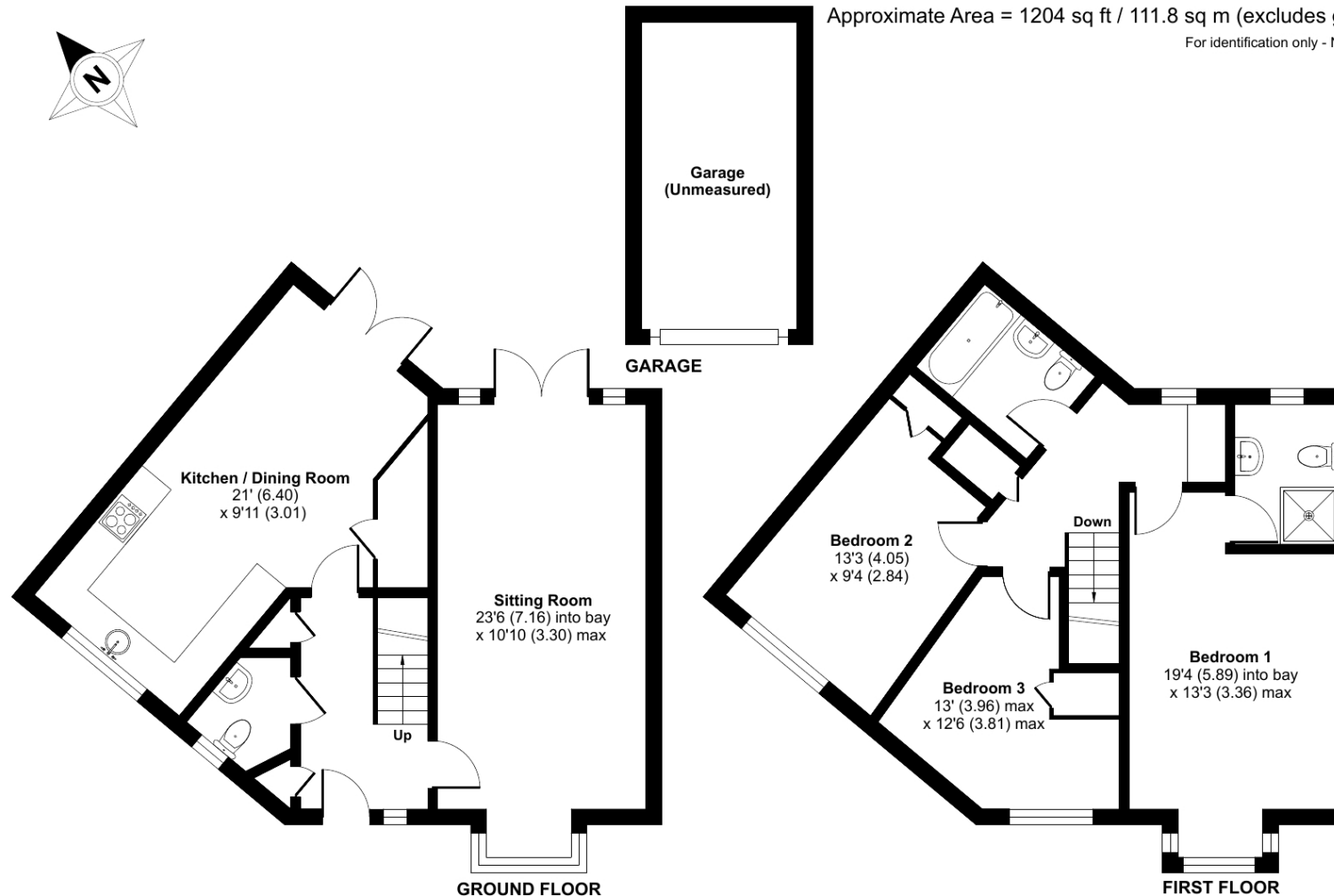
Wixams also offers convenient access to the A6 linking Bedford to Luton as well as Bedford's southern bypass looking the A1 to the M1.



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Approximate Area = 1204 sq ft / 111.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Lane & Holmes. REF: 1277411



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