



Malna House, 14 The Avenue, Bletsoe, Bedford, MK44 1QF



Malna House  
14 The Avenue  
Bletsoe  
Bedford  
MK44 1QF

Price £630,000

Established detached home  
on a large plot with scope for  
improvement...

Entrance hall  
Living room  
Study/snug  
Kitchen  
Dining room  
Further living room  
Three bedrooms  
Family bathroom  
Garage  
Large plot  
Freehold

- Council Tax Band F
- Energy Efficiency Rating E



## Located in a popular village to the north of Bedford...



We are delighted to offer for sale this established three bedroom detached property built in approximately 1959 and offering tremendous scope for improvement and development, subject to any necessary planning consents.

The property sits in formal and less formal gardens extending to a little under one acre, subject to survey, providing endless opportunities.

The existing accommodation extends to approximately 1,350 square feet, excluding the detached garage, but does require modernisation throughout.

The ground floor includes an entrance hall, living room and a study/snug converted from an earlier attached garage that has also seen service as the local Post Office.

Additional ground floor accommodation offers a kitchen, a separate dining room and a large second living room in a single storey extension. There is also a cloakroom and a store.

The first floor has three bedrooms and a family bathroom.

Additional benefits include gas fired central heating and double glazing.

Externally the property sits on a wider than average plot with the gardens being extremely well cared for. The particular feature is the large piece of garden land to the rear that offers so much scope for a variety of uses.

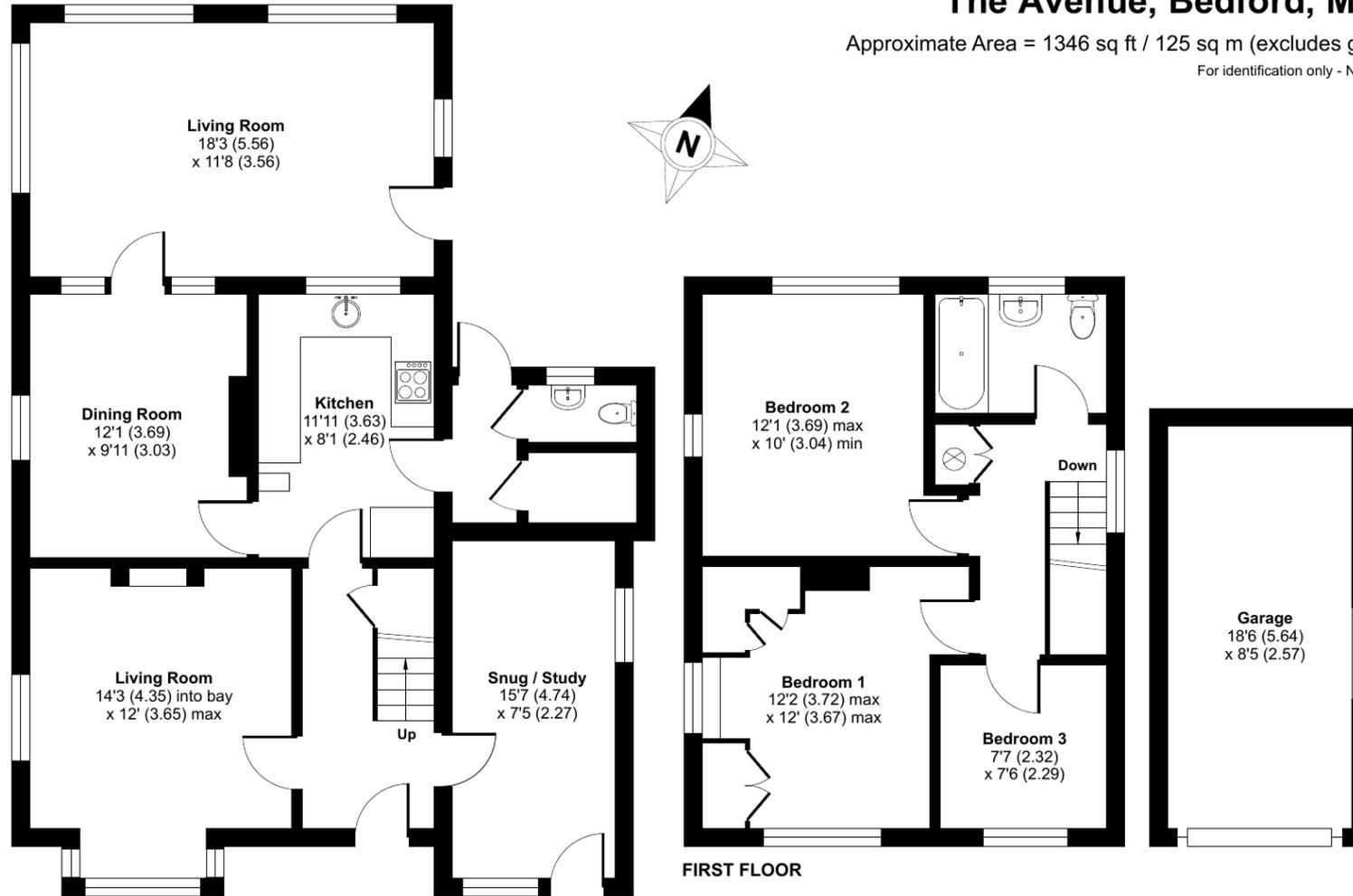
Bletsoe lies north of Bedford and is located close to the A6 for easy access to nearby Bedford and also for the A421 which offers excellent access to the A1 & M1. The property is within easy reach of good state schools and facilities within the nearby villages. Bedford offers further schooling options from the state and private sector and also offers a wide range of leisure and shopping facilities.



# The Avenue, Bedford, MK44

Approximate Area = 1346 sq ft / 125 sq m (excludes garage)

For identification only - Not to scale



**GROUND FLOOR**

**FIRST FLOOR**

 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: 1281712



01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://www.laneandholmes.co.uk) | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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