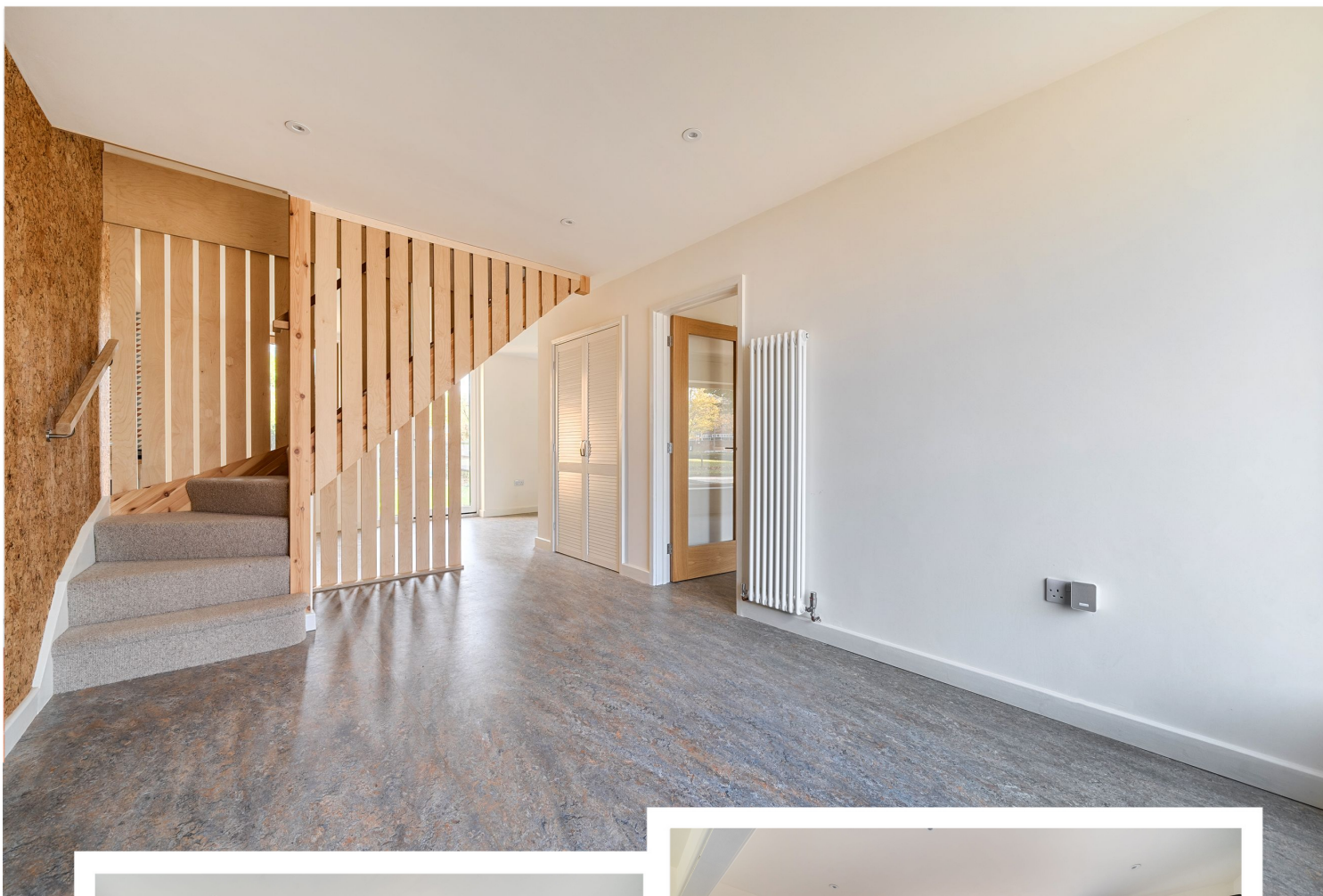




35 Brickhill Drive, Bedford, MK41 7QA







35 Brickhill Drive
Bedford
MK41 7QA

Price £725,000

Five bedroom, three
bathroom home on a large
plot...

Detached family home

Eco friendly

Five bedrooms

Three bath/shower rooms

Open plan living space

Study

Triple glazing

Air source heat pump

Large garage

Plot of 0.18 acres (sts)

No chain

Freehold



- Council Tax Band E
- Energy Efficiency Rating B



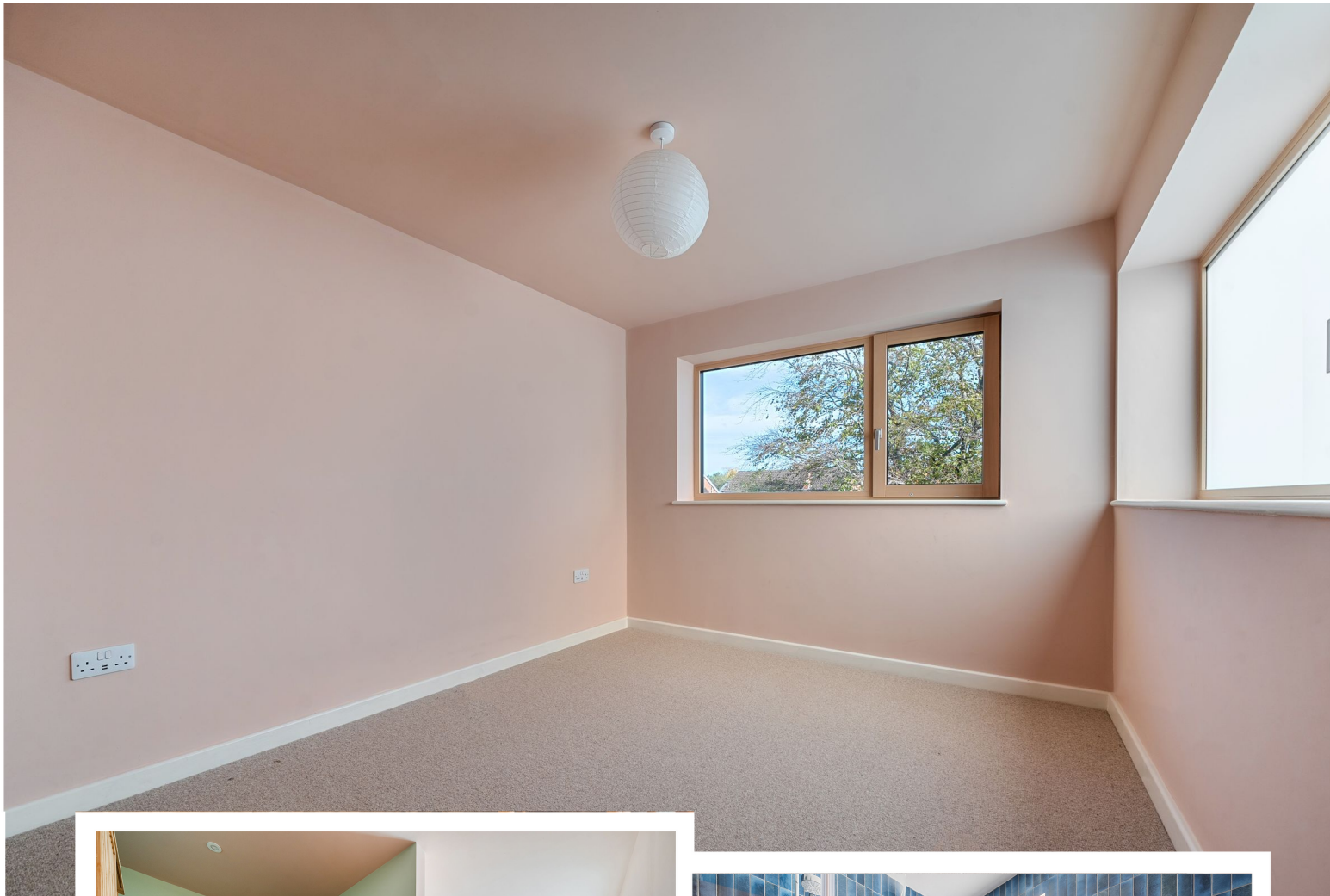
Set on a popular residential road, this five bedroom detached family home has recently been extended and renovated by the current owners, with a particular focus on energy efficiency. It therefore has significantly lower than typical running costs.

The location offers immediate access to Bedford Park and is very well located for the Harpur Trust schools, in particular Pilgrims Pre-Preparatory School which is opposite. Popular state schooling choices are also within easy reach.

The ground floor accommodation, which could potentially be extended further to rear if required (STPP), features a largely open plan layout with spacious living, dining and family areas, which connect to a kitchen area towards the rear of the house. The living space is approached via a generous hallway and there is a separate study and also a ground floor shower room.

Moving to the first floor there are five bedrooms with one having a dressing room and an en suite shower room. The remaining bedrooms have use of a large family bathroom which is complete with a bath and separate shower.





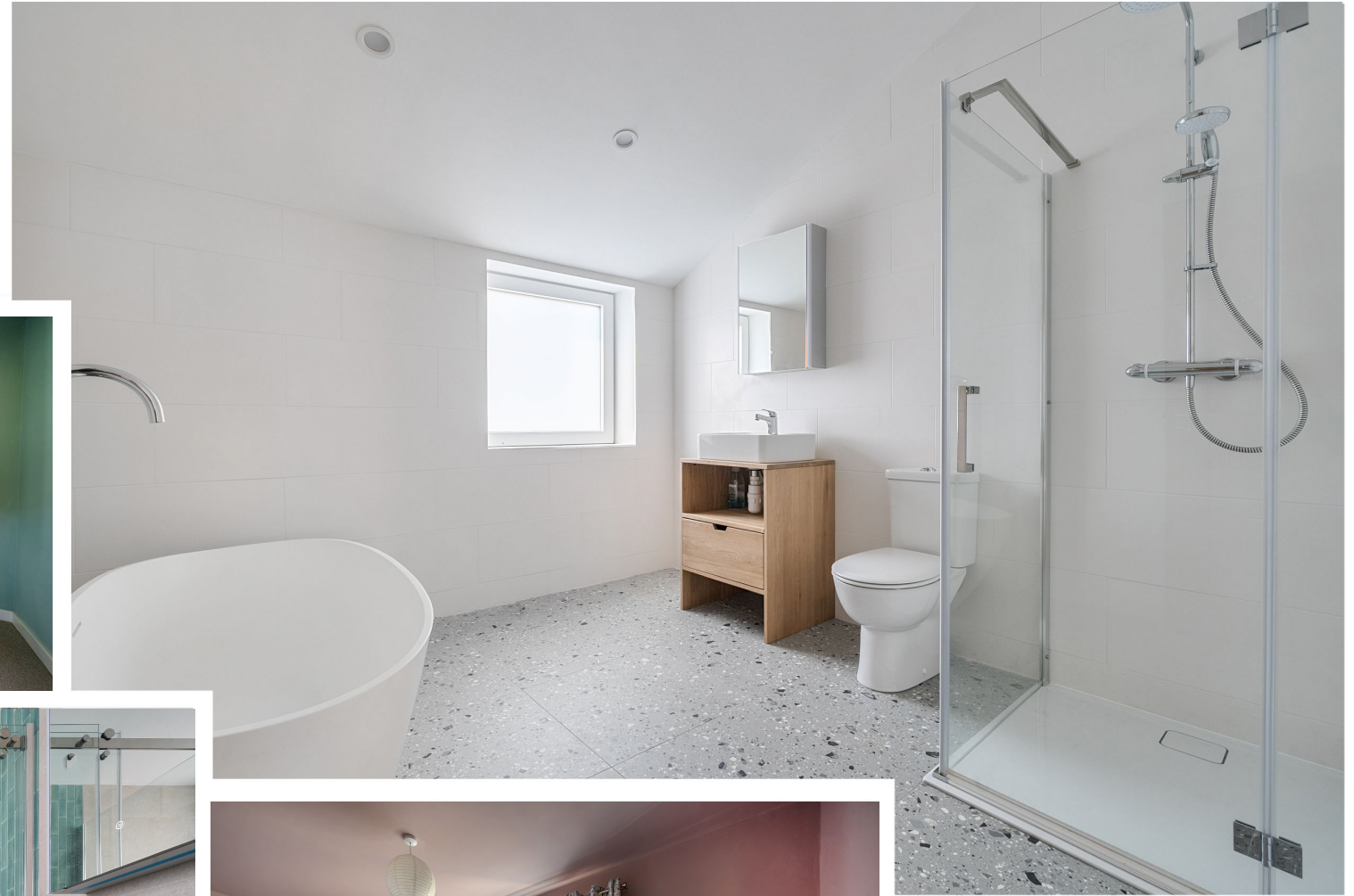
In terms of eco-features there are many to note. Further detail can be provided on request but in brief these include significant improvements to insulation, Passivhaus rated triple glazed windows and doors and a mechanical heat recovery and ventilation system that provides a continuous supply of fresh air.

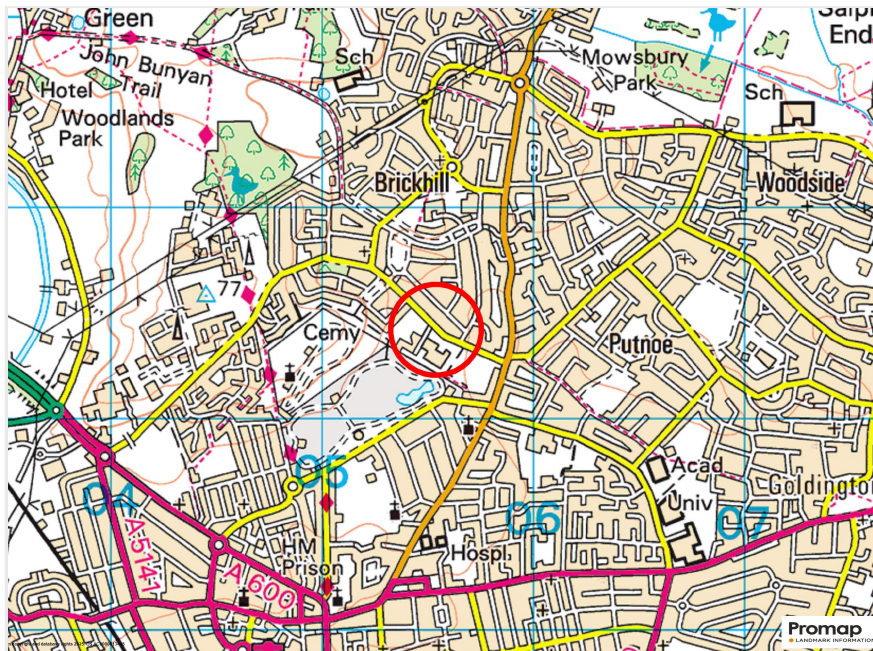
Heating is provided by an air source heat pump and the sellers electricity cost for the period of 1/8/24-31/7/25 was circa £1600. There is also a Build Zone 10 year structural warranty valid until 28/02/2034.

If a new owner wanted to install solar panels, this would complete the owner's intended pathway from a 1960s house, to one that competes with the most efficient homes available on the open market.

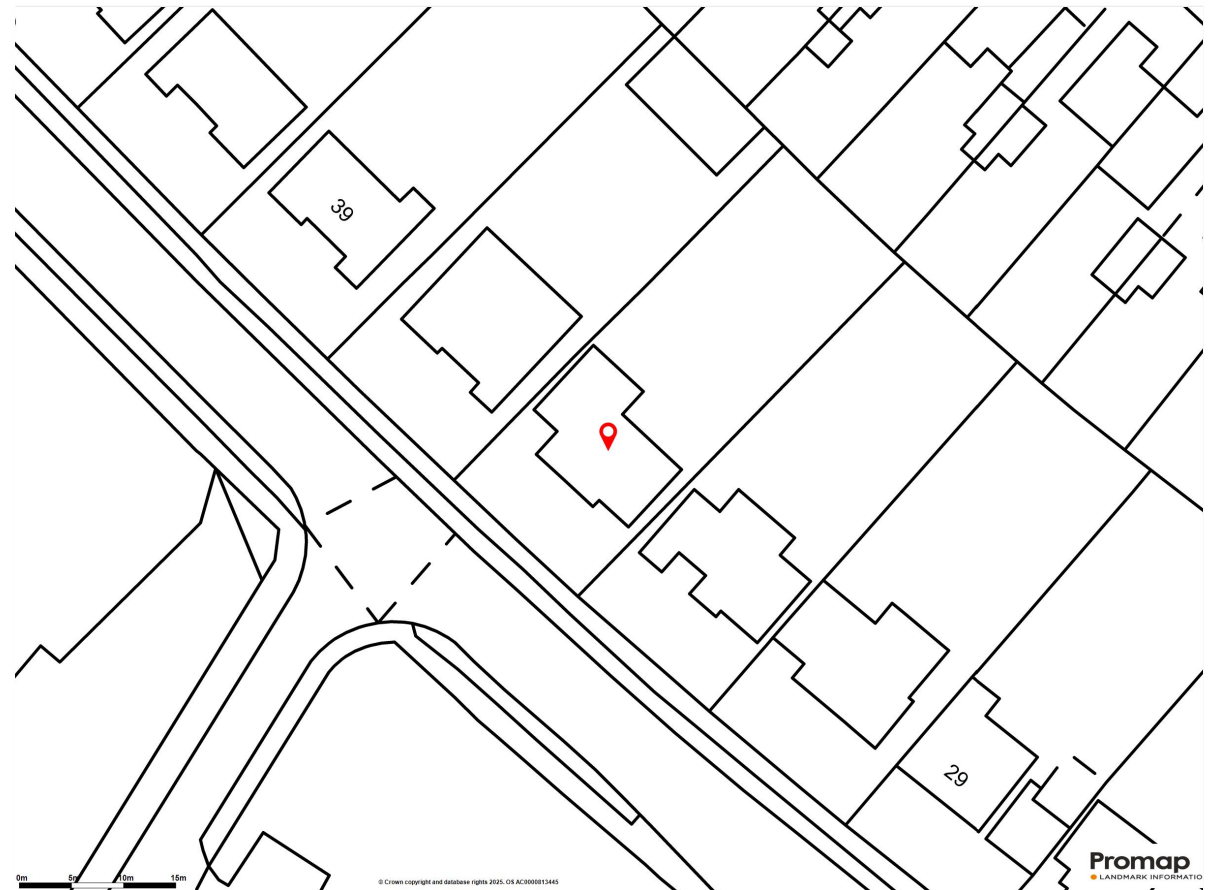
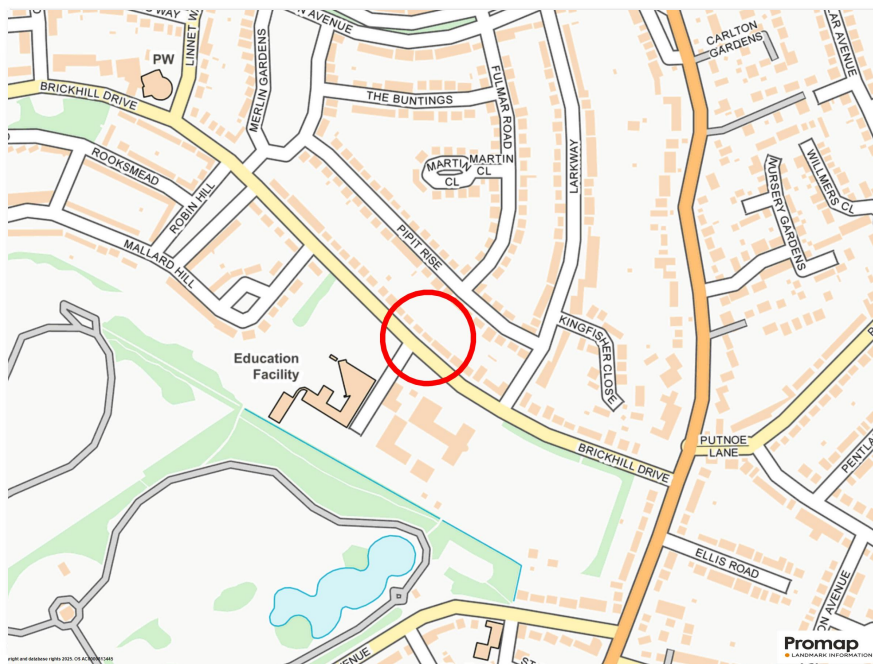
Outside, the property features an "in and out" driveway for ample off-road parking and there is a larger than typical attached garage. The rear garden is laid mainly to lawn and is in excess of ninety feet deep. The overall plot is approximately 0.18 acres (sts). There is no onward chain, so a quick completion is available.

Brickhill Drive is a short trip from Bedford's town centre and the mainline railway station is within reach. There are also several shopping parades within easy reach, with more significant facilities being available within the town centre itself.





Bedford Railway Station 2 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 13 miles • Luton Airport 31 miles • Stansted Airport 47 miles • London 60 miles





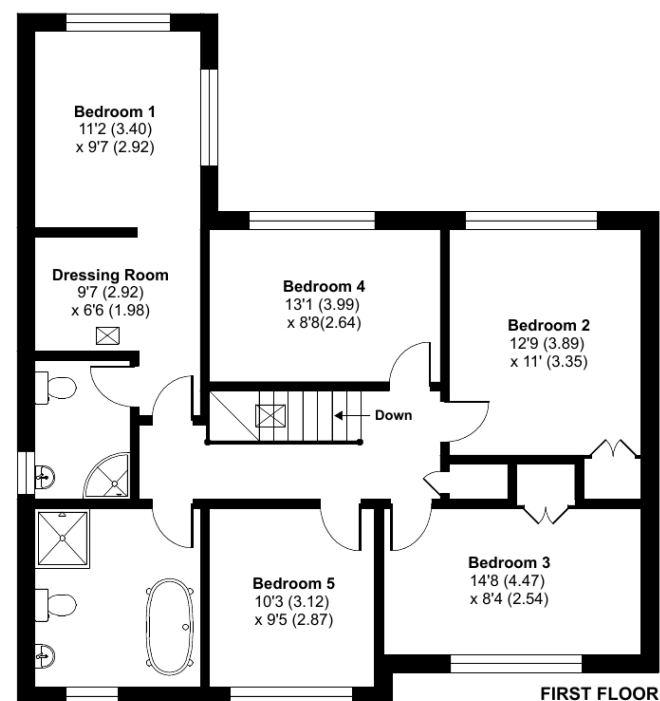
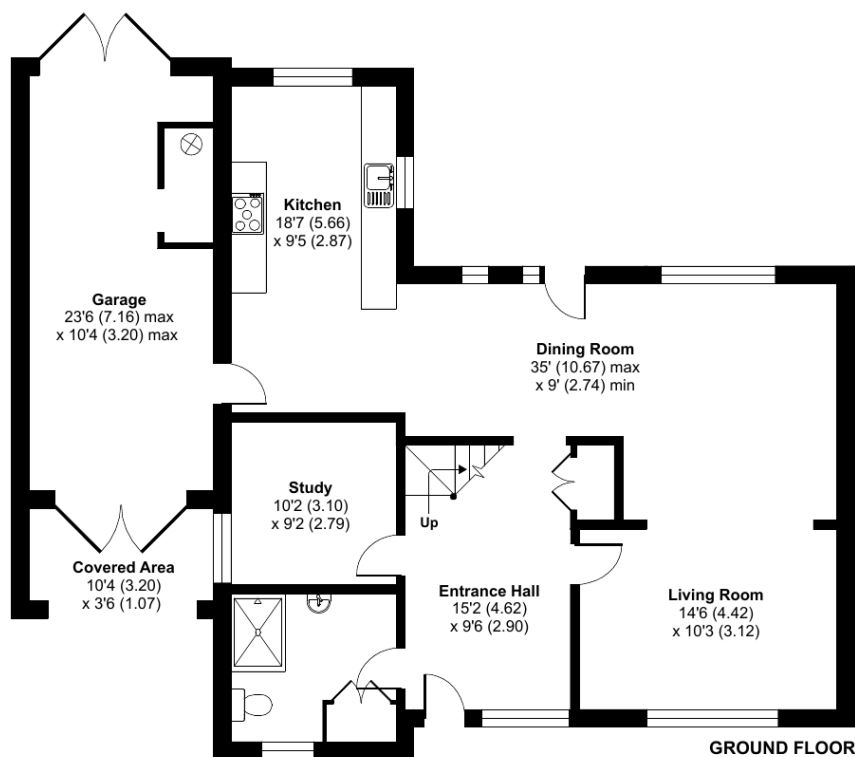
Brickhill Drive, Bedford, MK41

Approximate Area = 1938 sq ft / 180 sq m

Garage = 247 sq ft / 22.9 sq m

Total = 2185 sq ft / 202.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1374051



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