



FOR SALE  
Taylor  
Brightwell  
(01234) 326444

“North Lees” 32, Church End, Biddenham,  
Bedfordshire MK40 4AR





An excellent opportunity to purchase this 1930's detached house on approximately 0.25 of an acre with planning permission to add a garage, a sizeable two storey side extension and a single storey extension to the rear potentially creating a superb four bedroom family home within this highly desirable village.

Currently the property has a welcoming reception hall, a sitting room with attractive Art Deco style fireplace, a separate dining room with a corner fireplace, a bespoke hand built kitchen, three bedrooms and a four piece family bathroom.

Externally there is a good sized front garden with a driveway providing ample parking and a huge rear garden with a landscaped area adjacent to the house, an extensive woodland garden with mature trees, wildflowers and grasses and a good sized vegetable garden with a greenhouse and shed. There is also pedestrian gated access directly onto the " Coffin Trail" which leads to the historic church and village pond.

A lovely character home with period features on an exceptional plot backing on to fields in this most sought after village, viewing is highly recommended.

- \* **0.25 Acre Plot**
- \* **Planning Permission Granted**
- \* **3 Bedrooms**
- \* **2 Reception Rooms**
- \* **Double Glazing**
- \* **Gas Radiator Heating**
- \* **Large Rear Garden**
- \* **Sought After Village Location**

**FREEHOLD**

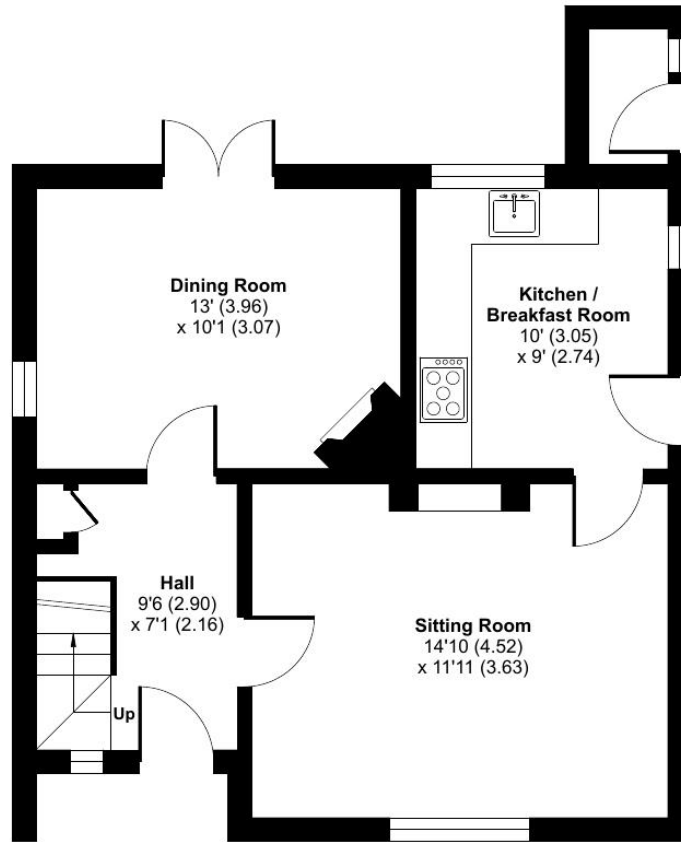


"Hassett House", Hassett Street, Bedford MK40 1HA

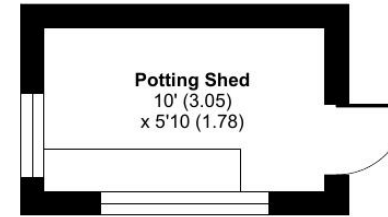
[www.taylorbrightwell.co.uk](http://www.taylorbrightwell.co.uk)    [property@taylorbrightwell.co.uk](mailto:property@taylorbrightwell.co.uk)

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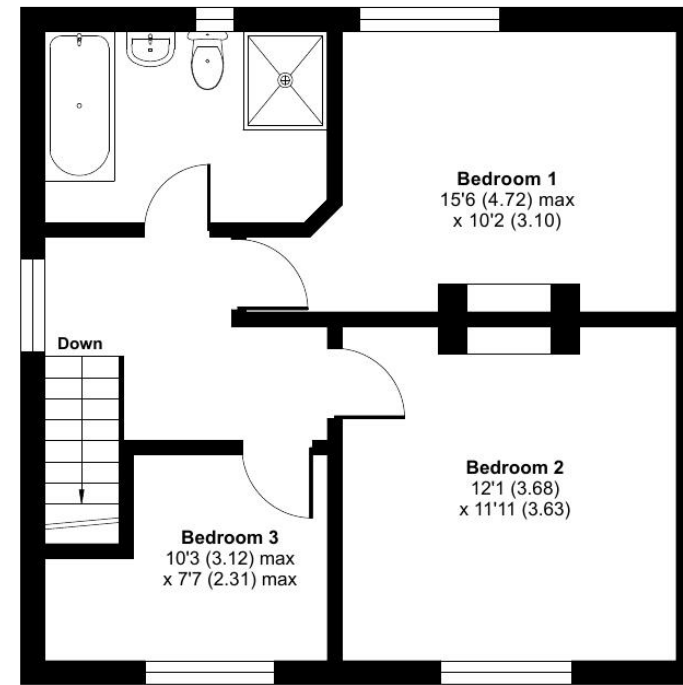
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GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Approximate Area = 1043 sq ft / 96.8 sq m

Outbuilding = 58 sq ft / 5.4 sq m

Total = 1101 sq ft / 102.3 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). © n̄checom 2023. Produced for Taylor Brightwell. REF: 1005254