



CRANES

27 Brocklehangar Edge, Cranfield, MK43 1AB

Offers Over £325,000





27 Brocklehangar Edge

Bedford, MK43 1AB

- TWO DOUBLE BEDROOMS
- ENCLOSED SOUTH FACING REAR GARDEN
- VILLAGE LOCATION
- OPEN PLAN KITCHEN/DINING/LOUNGE
- ALLOCATED PARKING SPACES
- WELL MAINTAINED

A rare opportunity has arisen to acquire this well-presented two-bedroom bungalow, ideally located in the highly sought-after village of Cranfield.

Upon entering the property, you are welcomed by a separate entrance porch, providing a practical and private entry point into the home. The accommodation is well laid out and thoughtfully designed, beginning with the main bedroom — a generously sized double room complete with fitted wardrobes, offering excellent storage. The second bedroom is also a comfortable double and similarly benefits from built-in wardrobe space, making the property ideal for downsizers, small families, or those seeking a home office.

The modern shower room, refurbished by the current owners just two years ago, features a contemporary walk-in shower and stylish fittings, creating a sleek and low-maintenance space.

Undoubtedly the standout feature to the rear of the property is the impressive kitchen/dining/lounge area. This spacious and sociable room is flooded with natural light thanks to double doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The kitchen itself is well-equipped with integrated appliances and ample worktop and storage space, making it both functional and inviting — perfect for entertaining or everyday living.

Externally, the property continues to impress. The rear garden enjoys a desirable south-facing aspect and has been designed for low maintenance, providing an ideal space to relax and enjoy the sunshine. To the front, the bungalow benefits from two allocated parking spaces, adding further convenience.

Properties of this nature and location rarely remain available for long. As the acting agents, we strongly recommend arranging an early viewing to fully appreciate everything this wonderful home has to offer.



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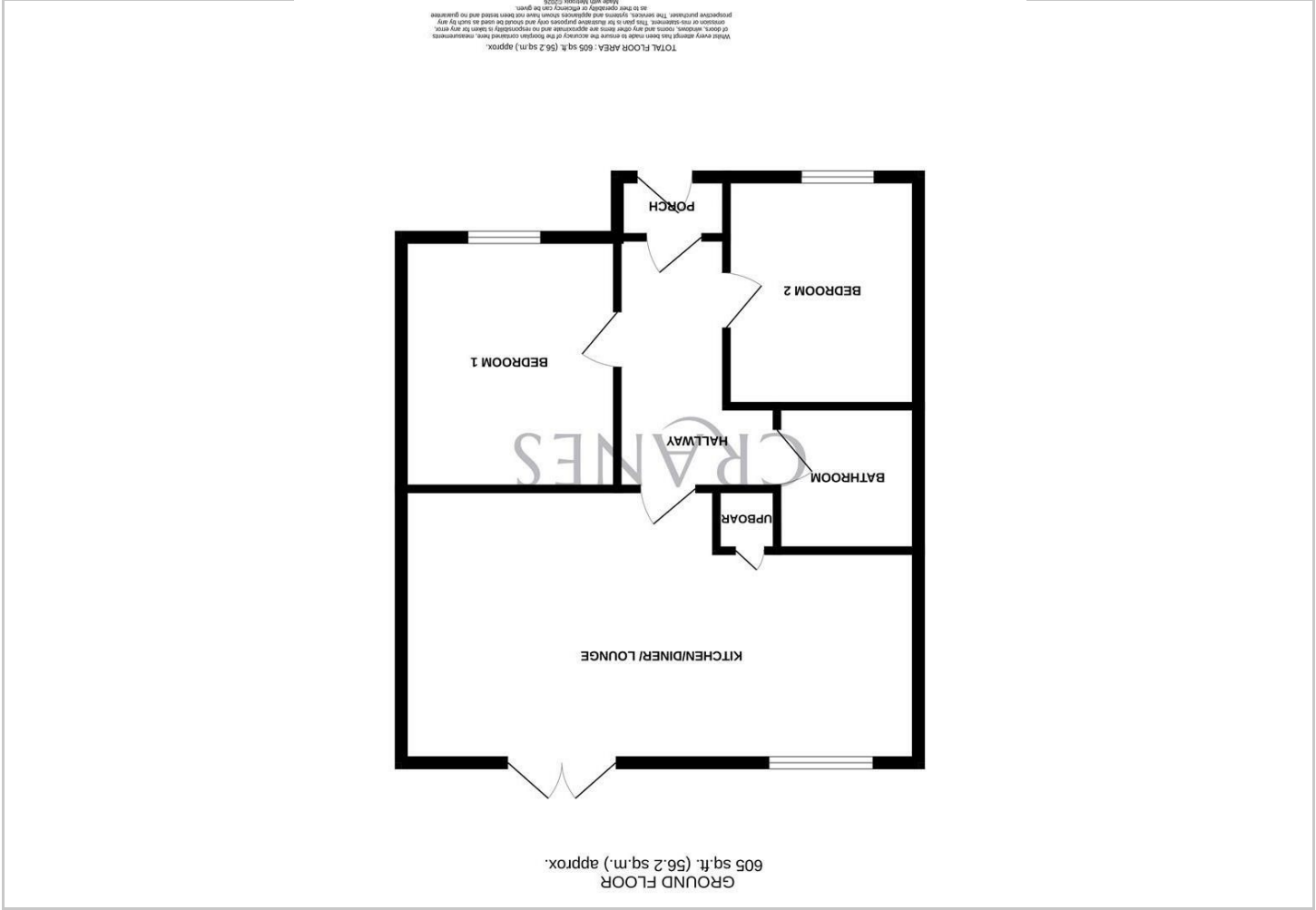


PORCH	4'11" x 2'9" (1.521 x 0.841)
BEDROOM ONE	9'10" x 11'7" (3.017 x 3.547)
BEDROOM TWO	12'7" x 9'7" (3.859 x 2.933)
BATHROOM	6'3" x 6'7" (1.924 x 2.028)
KITCHEN/ DINER/FAMILY ROOM	23'8" x 14'2" (7.23 x 4.340)





Floor Plans



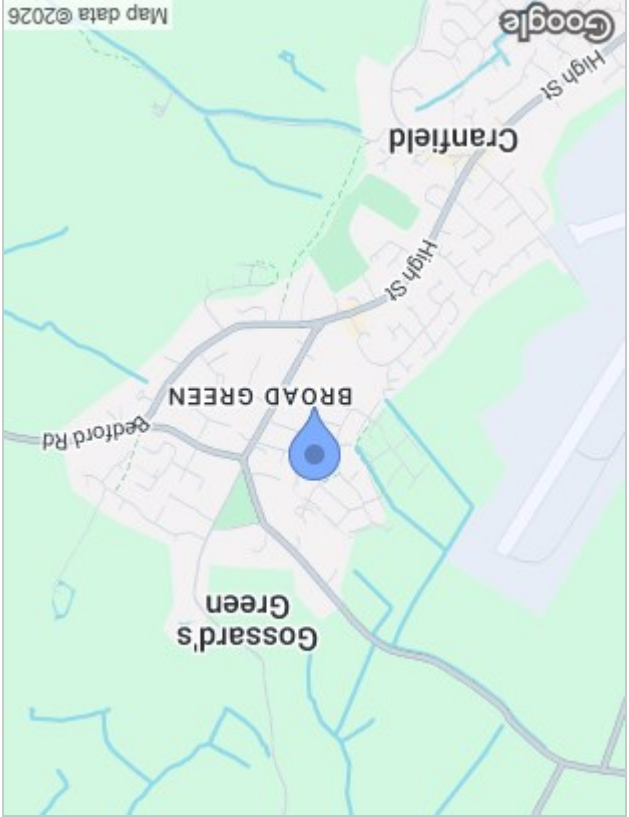
Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
84	96
Very energy efficient - lower running costs	
(12 plus) A	
(11-12) B	
(10-11) C	
(9-10) D	
(8-9) E	
(7-8) F	
(6-7) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Performance Graph



Location Map

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