



45 Markham Rise, Bedford, MK41 0FF



45 Markham Rise
Bedford
MK41 0FF

OIEO £425,000

Modern four bedroom home
with garage to side...

Detached family home
Living room and study
Kitchen/dining room
Four bedrooms
Two bath/shower rooms
Garage
Rear garden
Open aspect to front
Freehold



- Council Tax Band E
- Energy Efficiency Rating C

Located in a popular development with countryside views to the front...



This double fronted detached family home is set towards the edge of this popular development and overlooks countryside to the front, towards Renhold.

The accommodation is arranged on two floors and includes a study, a living room with doors to the garden and there is a good size kitchen/dining room which runs from the front to the rear of the property. The ground floor also includes a utility room and a cloakroom.

Moving to the first floor there are four bedrooms, the master having an en suite shower room and there is a family bathroom.

Other benefits include gas central heating and PVCu double glazing.

The property is approached via a small shared drive.

There is off road parking and a garage. To the rear there is an enclosed garden with a patio and lawn area.

There are a wide range of amenities close by including supermarkets on Goldington Road and Church Lane as well as Mark Rutherford Secondary School found on Wentworth Drive. Bedford itself offers fast rail links to London and the southern bypass links the A1 and M1. There are countryside walks on your doorstep and Renhold is a short stroll away and offers a Primary school, a shop and a village store.

The seller informs us there is an annual service charge for the development which is in the region of £208 for 2025/26. This information should be verified by your legal advisor.

Bedford Railway Station • 4 miles
Milton Keynes • 23 miles
A1 Black Cat Roundabout • 6 miles
M1 Junction 13 • 15 miles
Luton Airport • 26 miles
Stansted Airport • 48 miles
London • 62 miles



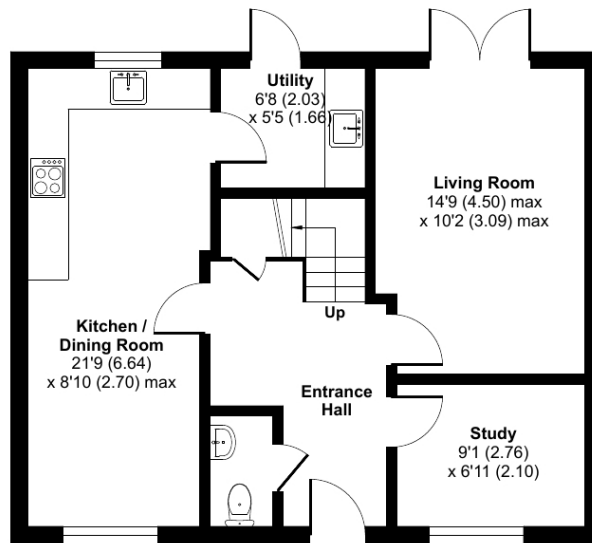
Markham Rise, Bedford

Approximate Area = 1194 sq ft / 110.9 sq m

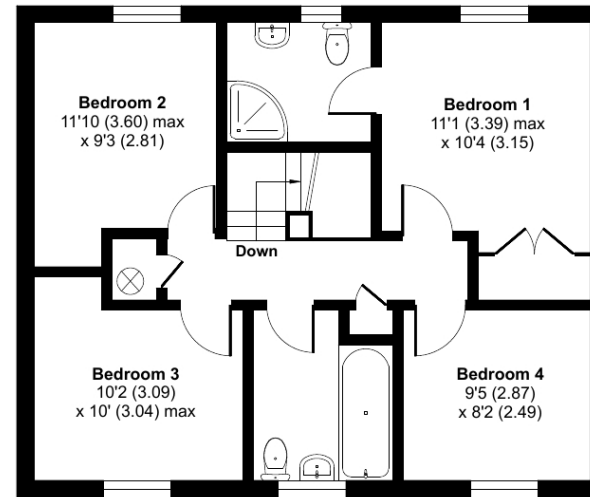
Garage = 208 sq ft / 19.3 sq m

Total = 1402 sq ft / 130.2 sq m

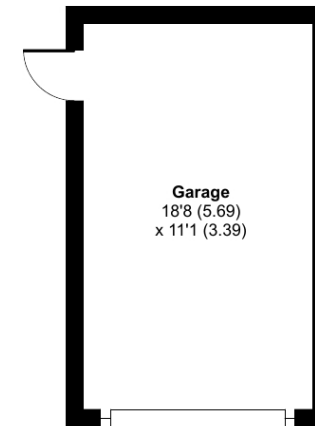
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lane & Holmes. REF: 1280923

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