



34 Station Road, Blunham, Bedford, MK44 3NZ

34 Station Road
Blunham
Bedford
MK44 3NZ

Offers Over £450,000

Rarely available family home
set on a superb plot..

Three bedroomed home

Cloakroom

Living room

Kitchen/dining room

Utility room

Three bedrooms

Family bathroom

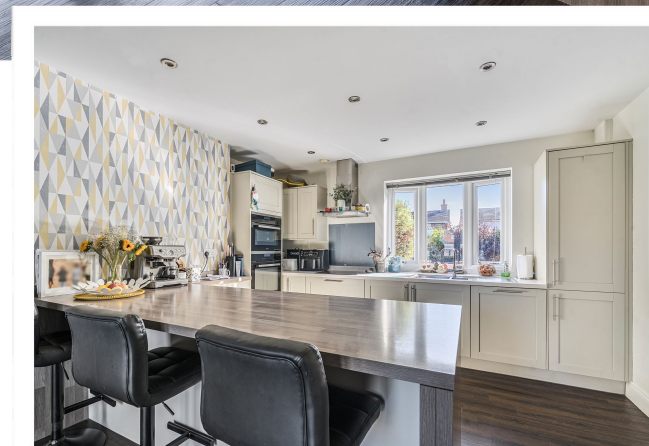
Gas central heating

Plot of around 0.17 acres (sts)

Various outbuildings

Freehold

- Council Tax Band C
- Energy Efficiency Rating C



Located in a popular village with various facilities close by...



Set in the sought-after village of Blunham, this traditional three-bedroom semi-detached house is presented in excellent condition throughout and occupies a superb plot of approximately 0.17 acres (STS). There is ample scope to extend, subject to the necessary planning consents.

The ground floor accommodation comprises a spacious open-plan kitchen/diner, a separate living room, a utility room, and a cloakroom.

On the first floor, there are three bedrooms and an impressive family bathroom, complete with a separate shower.

The property benefits from gas-fired central heating and double glazing throughout.

Outside, there is the notable advantage of a range of outbuildings, including a garage, generous storage space, and an office area. The front of the property is mainly laid to block paving, providing off-road parking for several vehicles. The rear garden extends to approximately 110 feet and is primarily laid to lawn, with a large patio area ideal for outdoor entertaining.

Blunham is a popular village offering a range of amenities and is just a few minutes' drive from the A1. Bedford, Sandy, and St Neots are easily accessible and provide fast and frequent mainline rail services. The village offers various facilities including a sports pitch and pavilion, a shop, a fish & chip shop and a school.

Bedford Railway Station • 8 miles
Sandy Railway Station • 3.5 miles
St Neots Railway Station • 7.5 miles
Milton Keynes • 24 miles
A1 Black Cat Roundabout • 3.5 miles
M1 Junction 13 • 15.5 miles
Luton Airport • 26 miles
Stansted Airport • 40 miles



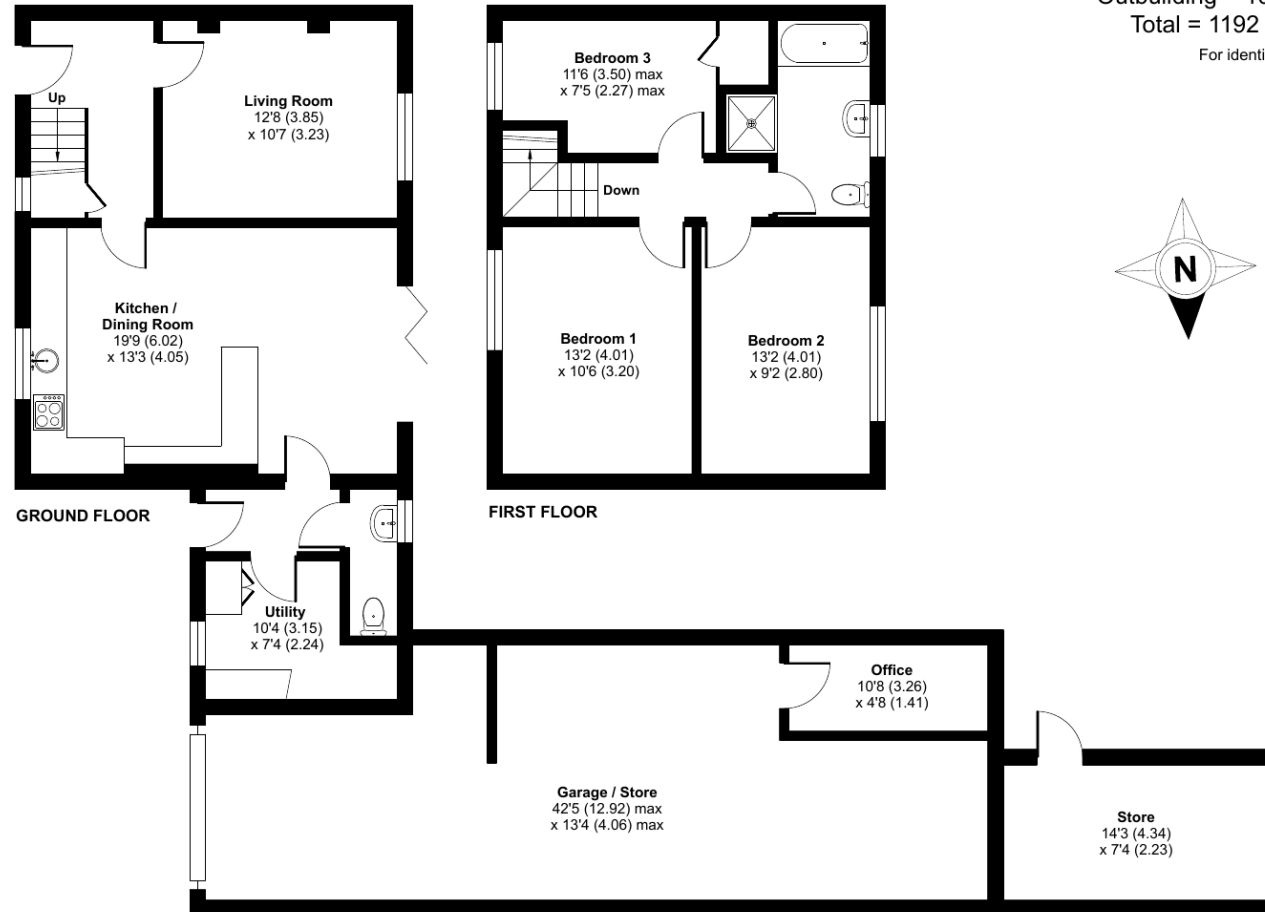
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Approximate Area = 1088 sq ft / 101 sq m (excludes garage)

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1192 sq ft / 110.6 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). © nñhecom 2025. Produced for Lane & Holmes. REF: 1356228

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