



Connells

The Grove
Houghton Conquest Bedford

The Grove

Houghton Conquest Bedford MK45 3LA

for sale guide price
£400,000



Property Description

Situated in the heart of the highly desirable village of Houghton Conquest, this attractive and individual three-bedroom family home enjoys a rare non-estate position, offering both privacy and convenience.

The ground floor is well arranged, featuring a welcoming entrance hall leading to a bright and comfortable living room. To the rear, the kitchen overlooks the garden and is complemented by a separate utility room and cloakroom, with direct access outside—ideal for busy family living.

A standout feature of this home is the addition of two versatile extra rooms with their own private entrance and WC. Perfect for a home office, business use, consulting space, or additional reception rooms, this flexible area offers excellent potential for modern lifestyles.

Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, providing comfortable accommodation for families.

Externally, the property benefits from a block-paved driveway with off-road parking, while the private rear garden features a combination of patio and lawn—ideal for relaxing and entertaining.

A rare opportunity in a sought-after village setting — early viewing is highly recommended.

Entrance Hall

Living Room

Kitchen

Utility Room

Downstairs W/C

First Floor

Landing

Bedroom One

Bedrooms Two

Bedroom Three

Family Bathroom

External

Internal Room 1

Internal Room 2

W/C

Enclosed Rear Garden

Driveway









Total floor area 120.2 m² (1,294 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01234 345 303
E bedford@connells.co.uk

42 Allhallows
 BEDFORD MK40 1LN

EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BED313151



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BED313151 - 0003