



Bedford Road, Moggerhanger, MK44 3RS  
Guide price £600,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

**\*\*\*GUIDE PRICE £600,000 -  
£650,000\*\*\***

**\*\*A TRULY UNIQUE AND EXTREMELY INTERESTING DETACHED FAMILY HOME, OCCUPYING A PLOT OF ONE THIRD OF AN ACRE AND WITH POTENTIAL FOR FURTHER DEVELOPMENT\*\***

Situated within a non estate location, along the Bedford Road in the ever popular village of Moggerhanger, this deceptively large property looks unassuming from the road, but once over the threshold, there's a surprising amount of accommodation on offer across two floors and all within a generous plot of 0.33 of an acre!! Now, there is some updating and modernising required throughout and some re-modelling to reconfigure the layout to a more contemporary style, but the sheer size of the house and the grounds it sits on offer a tremendous opportunity for the right buyer!!

In addition, we believe there may also be the potential to create an additional building plot at the end of the garden, further adding to the development potential of this glorious home.

Viewing is essential to fully understand this charming home and the potential it has to offer!!

**Entrance Via**

**Entrance Lobby**

10'10 x 5'6 (3.30m x 1.68m)

**Bathroom**

10'10 x 5'9 (3.30m x 1.75m)

**Living Room**

25'5 x 13'2 max (7.75m x 4.01m max )





**Sitting Room**  
14'9 x 12'6 (4.50m x 3.81m)

**Office/ Hobby Room**  
14'8 x 8'9 (4.47m x 2.67m)

**Utility Room**  
7'2 x 5'10 (2.18m x 1.78m)

**Bathroom**  
7'1 x 5'9 (2.16m x 1.75m)

**First Floor Bedroom**  
26'1 x 14'7 max (7.95m x 4.45m max)

**Inner Hallway**  
13'10 x 3'10 (4.22m x 1.17m)

**Ground Floor Bedroom Two**  
11'1 x 10'8 (3.38m x 3.25m)

**Kitchen/ Breakfast Room**  
15'10 x 13'0 (4.83m x 3.96m)

**Rear Lobby**  
6'7 x 6'1 (2.01m x 1.85m)

**Ground Floor Bedroom One**  
12'11 x 12'1 (3.94m x 3.68m)

**Shower Room**  
7'4 x 6'2 (2.24m x 1.88m)

**Converted Attic Space 1**  
11'11 max x 11'3 max (3.63m max x 3.43m max)

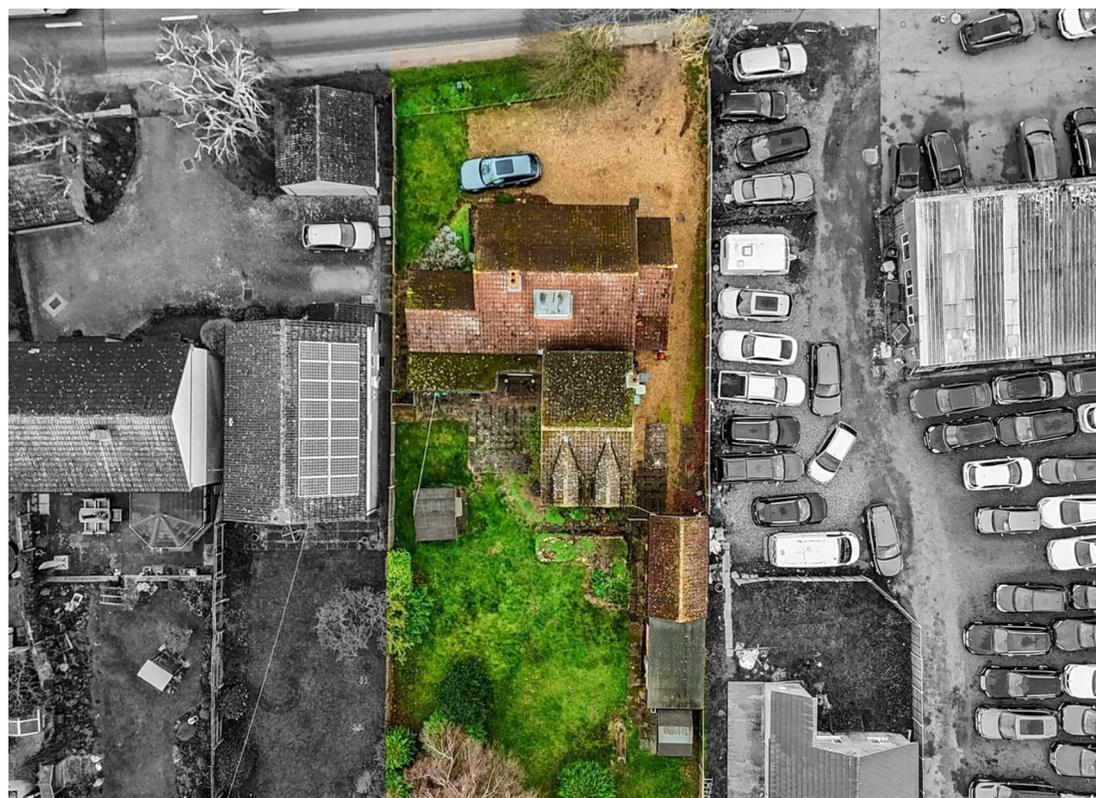
**Converted Attic Space 2**  
11'3 x 7'8 (3.43m x 2.34m)

**En Suite Cloakroom**  
11'2 max x 4'11 (3.40m max x 1.50m)

**Garage and Workshop**

**Gardens**

**Driveway**



# Bedford Road, Moggerhanger, Bedford, MK44

Approximate Area = 2149 sq ft / 199.6 sq m(exclude garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Latcham Dowling Ltd. REF: 1418167



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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