



CRANES

18 Braeburn Way, Cranfield, MK43 0EH

£525,000





18 Braeburn Way

Bedford, MK43 0EH

- DETACHED
- SPERATE UTILITY ROOM
- VILLAGE LOCATION
- DRIVEWAY FOR MULTIPLE CARS
- FOUR BEDROOMS
- EV CHARGING POINT
- GARAGE

We are thrilled to present this four-bedroom detached family home, beautifully positioned in the highly sought-after village of Cranfield.

Internal Accommodation

The property opens with a welcoming entrance hall leading to a versatile study—complete with an air-conditioning unit—ideal for home working. The spacious living room offers a comfortable setting for relaxation, while the impressive kitchen/dining room features integrated appliances and double doors that open directly onto the rear garden. A separate utility room provides additional convenience and functionality.

Upstairs, you will find three generous double bedrooms, a modern family bathroom, and the master bedroom, which benefits from its own en-suite shower room.

External Features

To the rear, a sizeable and well-maintained garden provides an excellent outdoor space for families and entertaining, with direct access to the single garage. The property also boasts a private driveway with parking for two vehicles, as well as an EV charging point.

As the acting agents, we highly recommend arranging a viewing to fully appreciate everything this spacious and well-located home has to offer.



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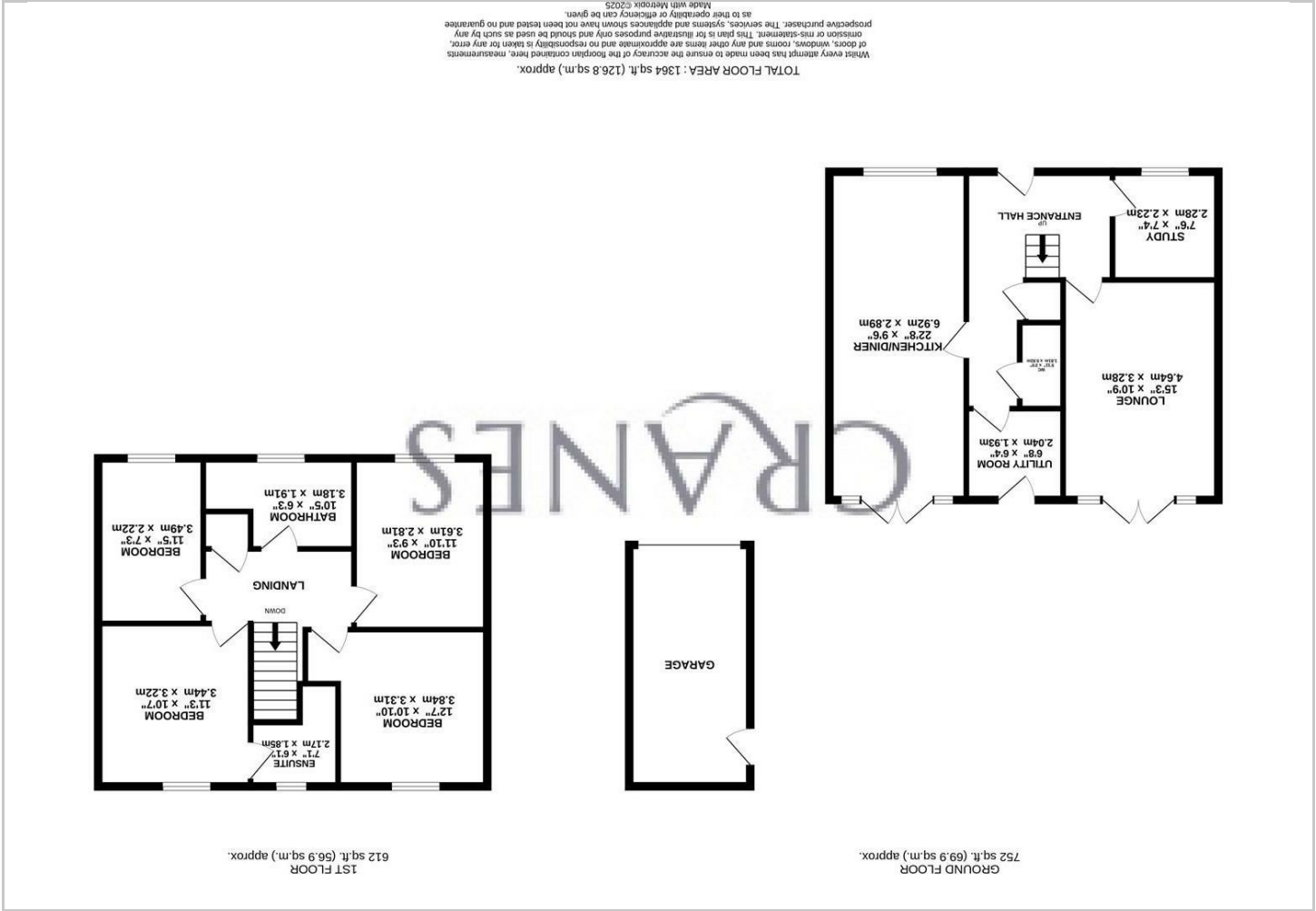


HALLWAY	
STUDY	7'5" x 7'3" (2.28 x 2.23)
W/C	5'11" x 3'0" (1.81 x 0.92)
LIVING ROOM	15'2" x 10'9" (4.64 x 3.28)
KITCHEN/DINING ROOM	22'8" x 9'5" (6.92 x 2.89)
UTLITY	6'8" x 6'3" (2.04 x 1.93)
MASTER BEDROOM	11'3" x 10'6" (3.44 x 3.22)
ENSUITE	7'1" x 6'0" (2.17 x 1.85)
BEDROOM 2	12'7" x 10'10" (3.84 x 3.31)
BEDROOM 3	11'10" x 9'2" (3.61 x 2.81)
BEDROOM 4	11'5" x 7'3" (3.49 x 2.22)
MAIN BATHROOM	10'5" x 6'3" (3.18 x 1.91)





Floor Plans



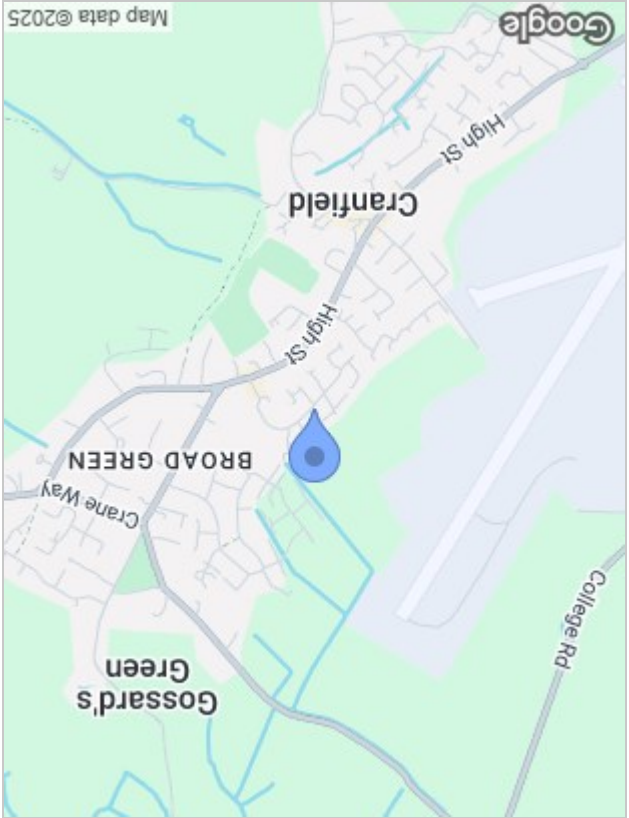
Viewing

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		
EU Directive 2002/91/EC	Potential	83
	Current	79
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-93)		
A (94 plus)		
Very energy efficient - lower running costs		

Energy Performance Graph



Location Map