



29 Mayfly Mews

Biddenham | Bedford | MK40 4UG



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Price £375,000

This is an excellent opportunity to acquire a contemporary, immaculately presented three-bedroom home in a highly sought-after location. Built in 2022, the property offers stylish, well-proportioned accommodation arranged over two floors...

Key Features

Immaculately presented contemporary home

Stylish fitted kitchen/dining room

Spacious and light-filled living room

Principal bedroom with en suite shower room

Two further well-proportioned bedrooms

Modern family bathroom

Private rear garden and driveway parking

Gas central heating and double glazing

Freehold

- Council Tax Band: D
- Energy Efficiency Rating: B





Entering the property, you are greeted by a welcoming entrance hall that leads to the principal reception rooms. The entire ground floor is finished with stylish herringbone flooring, creating a seamless and contemporary feel throughout. To the front is a sleek and modern kitchen/dining room, fitted with integrated appliances. To the rear, a spacious and beautifully presented living room spans the full width of the property, with French doors opening onto the garden. The ground floor is completed by a convenient WC.

Upstairs, the well-appointed principal bedroom benefits from a stylish en suite shower room, finished with contemporary floor-to-ceiling tiling. There are two further bedrooms, comprising a generous double and a comfortable single, served by a modern family bathroom featuring a bath with shower over.

Outside, the property benefits from a private rear garden, featuring a patio area ideal for outdoor dining and a lawn, with side access leading to the driveway, which provides off-road parking for two vehicles. Further benefits include gas central heating and double glazing throughout.

We understand there is a service charge of £113.34, payable twice yearly. These details should be verified by your legal advisor.

Mayfly Mews is located in the desirable village of Biddenham, west of Bedford, combining village living with excellent transport links. Bedford town centre and mainline station are easily accessible for fast connections to London, while the nearby A421 provides convenient access to the M1 and A1. With highly regarded local and independent schools, including the Harpur Trust schools, it is an ideal location for families and commuters.

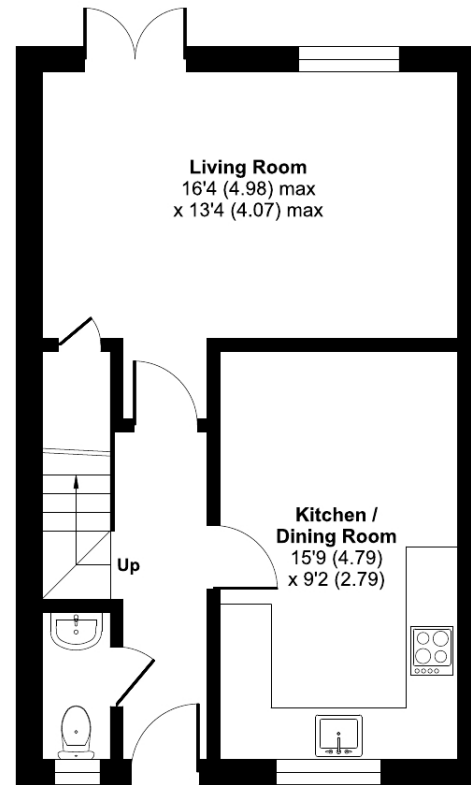
Bedford Railway Station - 2 miles
Milton Keynes - 16 miles
A1 Black Cat Roundabout - 15 miles
M1 Junction 13 - 12 miles
Luton Airport - 25 miles
Stanstead Airport - 52 miles



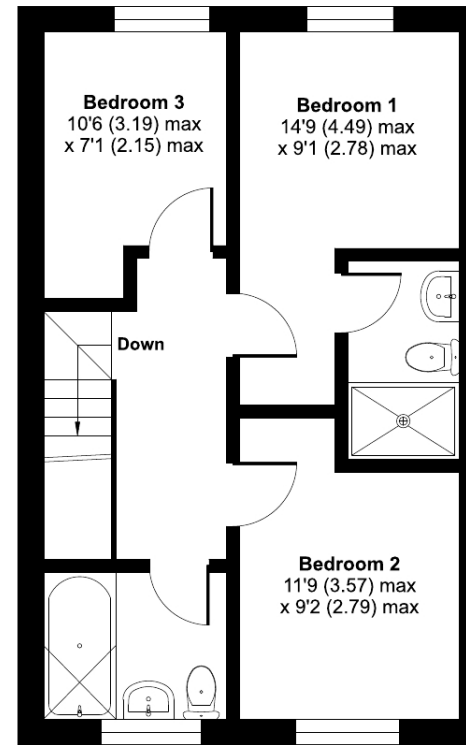
Mayfly Mews, Biddenham, Bedford, MK40

Approximate Area = 848 sq ft / 78.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Lane & Holmes. REF: 1498469

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