



8 Merlin Gardens, Bedford, MK41 7HL



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Bedford
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Guide £700,000

Extended and much improved
property overlooking an
established green...

Entrance porch

Reception hall

Living/dining room

Family room

Former study

Ground floor shower room

Kitchen/breakfast room

Utility room

Four bedrooms

Family bathroom with shower

Separate shower room

Landscaped gardens

Freehold

- Council Tax Band F
- Energy Efficiency Rating C



In a desirable area of Bedford and within walking distance of excellent schooling...



A superb opportunity to acquire a much-extended home offering adaptable accommodation that has been refurbished to a high standard and which has great views across a large open, whilst established, green to the front.

This delightful home is also within easy reach of Bedford's 62-acre Victorian park and excellent secondary shopping offered in nearby Brickhill Drive and Avon Drive.

An enclosed entrance porch allows access to a spacious reception hall where stairs rise to the first floor.

The accommodation on offer is extremely flexible and on the ground floor includes a shower room, with underfloor heating, enabling the family room, if desired, to be used as a dependent's bed/sitting room

and the former study as a dressing room owing to its extensive range of fitted cupboards.

There is a large living/dining room divided in to two distinct areas, a kitchen/breakfast room and a separate utility room.

The first floor offers four well-proportioned bedrooms served by a family bathroom with a separate shower cubicle, and a further separate shower room. Both having underfloor heating.

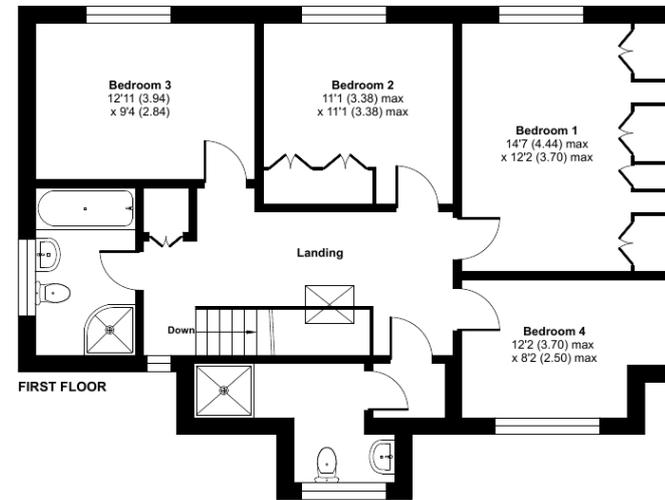
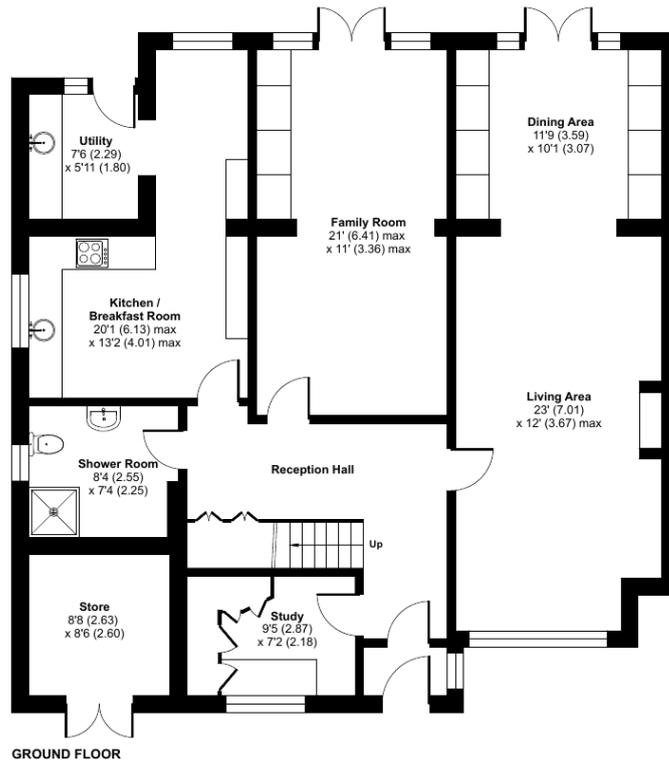
Additional benefits include PVCu double glazed windows, gas fired central heating and a home security system. There is also generous storage throughout, including under the stairs and in the loft, in the front of the former garage, and a good size shed in the rear garden.

Externally the property sits on an excellent comprehensively landscaped plot with paved off street parking for up to three cars to the front and a thoughtfully designed rear garden, full of features, that takes full advantage of the orientation of the property.

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Approximate Area = 2086 sq ft / 193.7 sq m (excludes 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). © n̄checom 2026. Produced for Lane & Holmes. REF: 1423715



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