

Address: Gunnersbury Park, Bedford MK41 0SX

Rental: £2400.00 per calendar month

Availability: Available now

FACT FILE

PROPERTY STYLE

An executive 4 bedroom detached family home located just off Riverfield Drive.

ACCOMMODATION

Entrance hall, ground floor shower room, lounge, dining room, fitted kitchen, utility, study, master bedroom with refitted en-suite shower room, two further double bedrooms, one single bedroom and refitted family bathroom.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Double garage with driveway
Enclosed rear garden

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets throughout

KITCHEN APPLIANCES

Hob
Oven
Extractor Hood



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly or weekly
Deposit required £2400.00
Utilities included No
Council Tax Band F
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

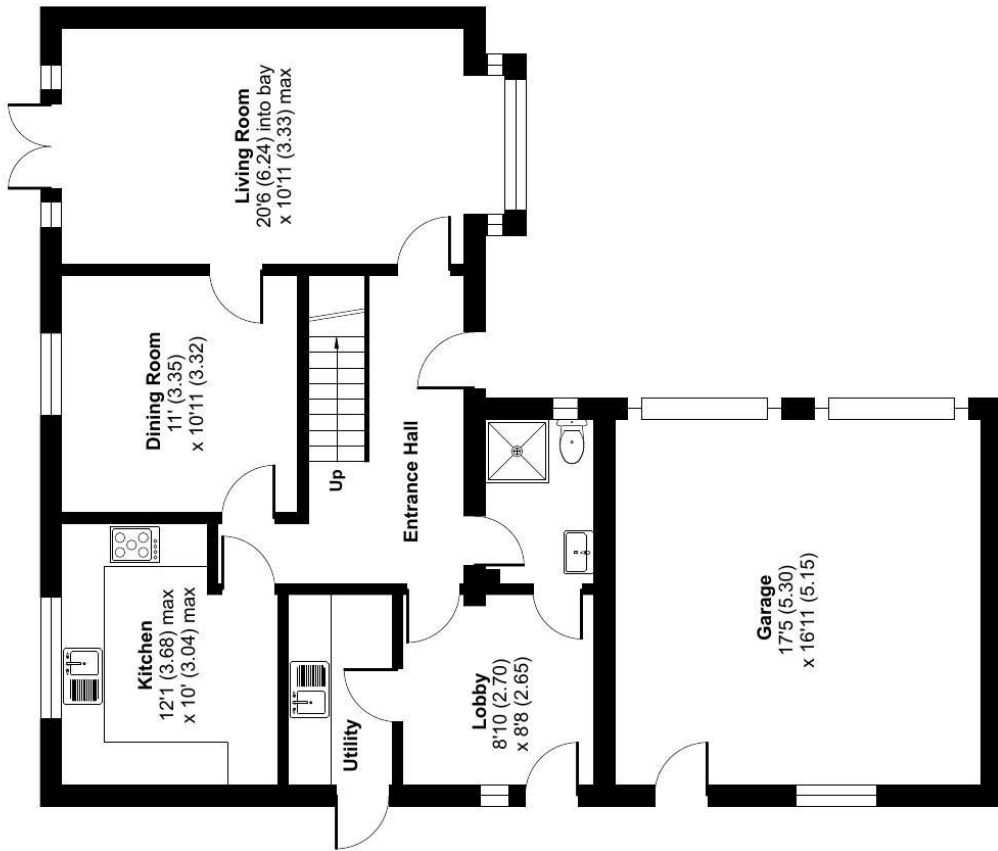
Our ref. L716

66-68 St Loyes Street, Bedford, MK40 1EZ

www.laneandholmes.co.uk

Gunnersbury Park, Bedford, MK41

Approximate Area = 1412 sq ft / 131.1 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).
Produced for Lane & Holmes. REF: 1498203 © nchecon 2026.

This plan is included as a service to our customers and is intended as a 'guide to layout' only.
Dimensions are approximate. NOT TO SCALE.

Energy performance certificate (EPC)

9 Gunnersbury Park BEDFORD MK41 0SX	Energy rating D	Valid until: 23 July 2036
		Certificate number: 0300-2907-4630-2826-7411

Property type	Detached house
Total floor area	131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

